



TURIN APODMENTS

10501 MIDVALE AVE | SEATTLE, WA
3032236-EG

HYBRID

1205 E PIKE STREET 2D | SEATTLE, WA 98122
www.hybridarc.com | 206.267.9277





this page has been left intentionally blank

1

DESIGN OVERVIEW

Development Objectives

4 - 5

2

CONTEXT & SITE ANALYSIS

Urban Context Analysis

6 - 9

Site Survey

10

Site Images

11

Site Panoramas

12-13

3

DESIGN EVOLUTION

Design Guidelines

14-15

Zoning Summary

16

Design Priorities

17

Massing Summary

19

West Court

20-21

Donut

22-23

North Court (preferred)

24-25

4

CONCEPT DEVELOPMENT

Materiality & Cladding

26

Courtyard Entry

27

Entries

28

Signage

29

23rd Ave Patios

30

23rd Ave ROW Updates

31

Landscape Plan

32

5

APPENDIX

Shadow Studies

33-35

Departures

36

Previous Projects

37

10501 MIDVALE AVE N CONGREGATE APARTMENTS

Provide congregate dwelling units for single residents to live in an efficient but communal setting with shared kitchens and amenity lounge areas.

approximately 60 units
approximately 60 bicycle parking stalls (as req)
1 vehicular parking stalls (none are req)

Neighborhood Objectives

This neighborhood is growing from small commercial strip malls to higher, more dense commercial and residential spaces. Along Northgate new developments include a new fire station and townhouses with the potential for much denser, urban environments along Aurora. Many of the residential streets connected to Northgate are densely built low rise condo and apartment buildings and townhouses.

This project, which is located at the intersection of Northgate and Midvale will need to buffer the noise and activity of automobile heavy Northgate Ave and Aurora to the South and West, while responding to the more residential character of Midvale Ave to the North.

Northgate is dominated by cars, however the proposed MHA zoning is a pedestrian zone, which demonstrates a city priority to encourage more pedestrian related commercial businesses in this area.

Design Objectives

Create welcoming outdoor amenity area
- a place for residents and guests to engage with outdoors

Provide comfortable congregate units
- common space that provides spaces for communal activity and privacy.

Establish safety and privacy for residents within busy context
- try to block noise from Northgate and provide security.

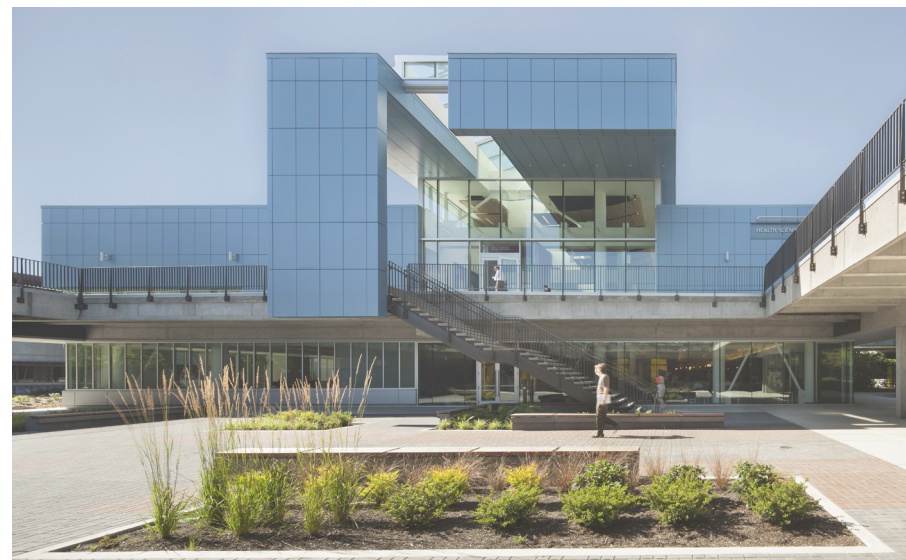
Ecological & Sustainable
- harness rainwater in bioplanters, use efficient and durable materials.



Mineral Springs park



Aurora Ave N



North Seattle College



single story brick commercial spaces on Aurora



betula apartments - courtyard housing



yesler court - main entry

AFFORDABLE APARTMENTS: SMALL EFFICIENCY DWELLING UNITS & CONGREGATE HOUSING



shared exterior space



Average resident:

\$30,000/yr income

age 34

rides public transportation

55% male, 45% female

25% working students

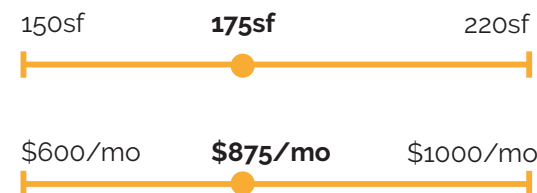
length of stay 14mo



bed
table and chair
wall closet
refrigerator
microwave
private bathroom

shared kitchens
bicycle parking
laundry facilities
security

what, how big, how much?



what is needed?

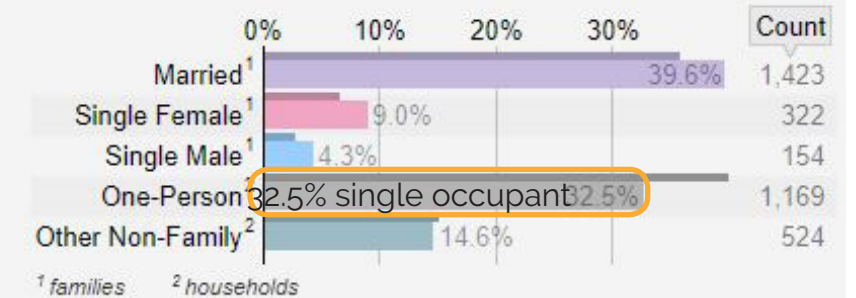
affordable,
market
rate, non-
subsidized
multi-
family
rental
product

Household Types

Percentage of households.

Scope: households in Seattle and Haller Lake

Haller Lake Seattle



<https://statisticalatlas.com/neighborhood/Washington/Seattle/Haller-Lake/Household-Types>



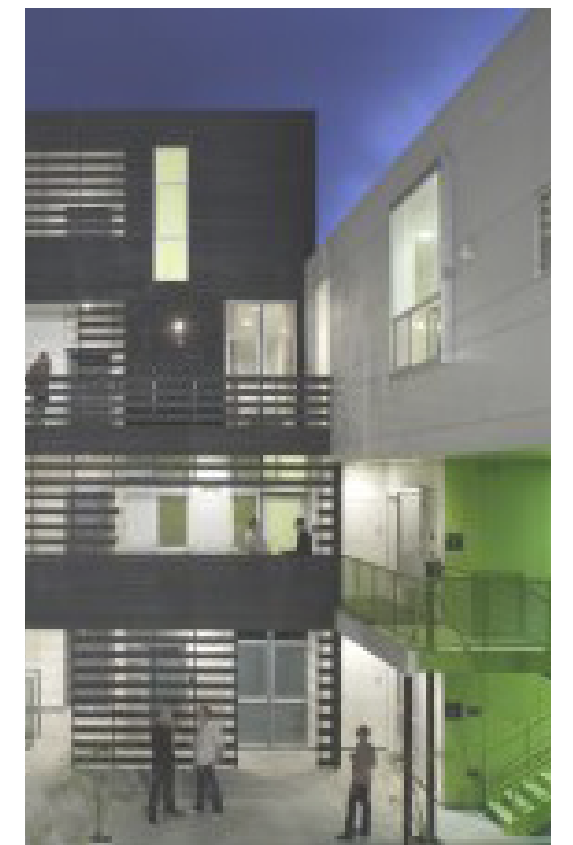
shared kitchens



shared laundry rooms

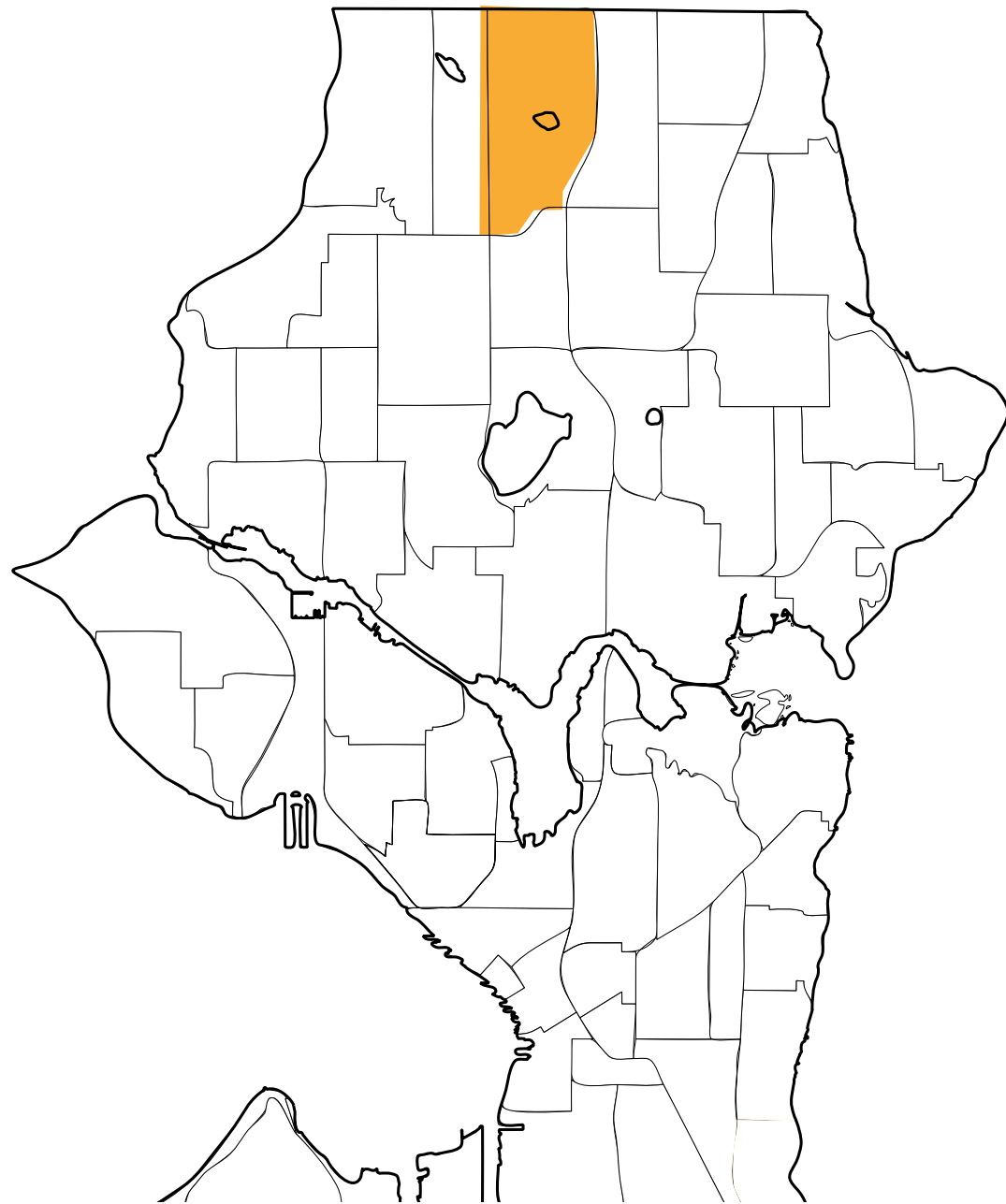
In Seattle > 40% of households are single occupant

*Based on US Census data in these areas

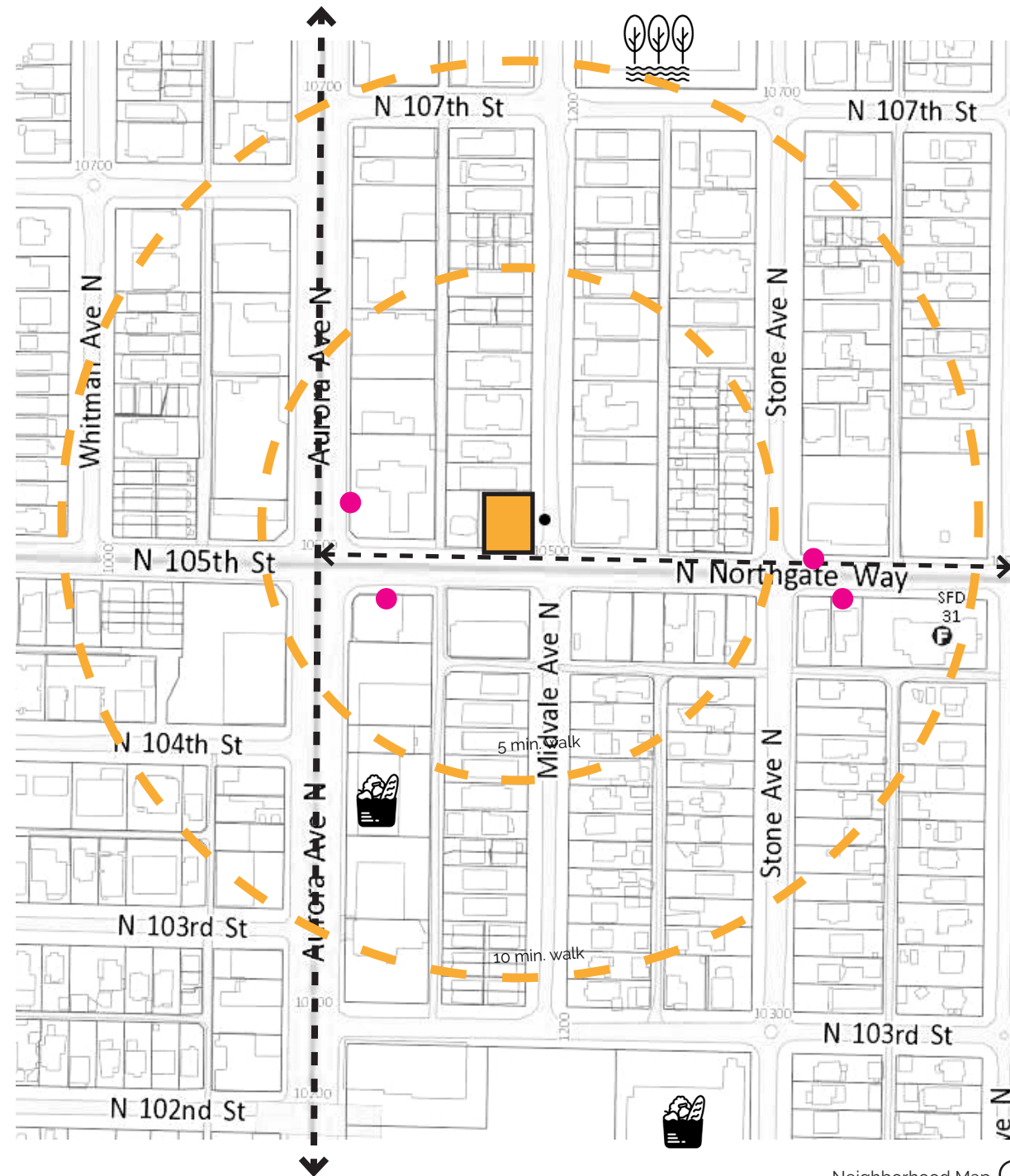


courtyards for meeting your neighbors

AURORA-LICTON SPRINGS RESIDENTIAL URBAN VILLAGE



Seattle Map ⓘ



Neighborhood Map ⓘ

- SITE** site
- north rainier hub urban village
- bus stop
- overlay boundary
- main vehicle arteries
- grocery store
- medical facilities
- city park

10501 Midvale Ave N is in the Aurora-Licton Springs Residential Urban Village, North of Green Lake and South of Haller Lake. This address may also be considered part of Northgate.

Commercial and Cultural Center

Aurora Ave, 1/2 Block from this site, is a primary axis for commercial and retail uses and is a primary transit axis. Northgate Ave also provides many commercial uses. Additionally, many new large housing developments have been built close to transit, around Northgate. Seattle Central restaurants. In recent years many new housing and office projects have been constructed in the surrounding area. North Seattle College is located within a 1/2 mile from the site and Northgate Mall is within 1 mile.

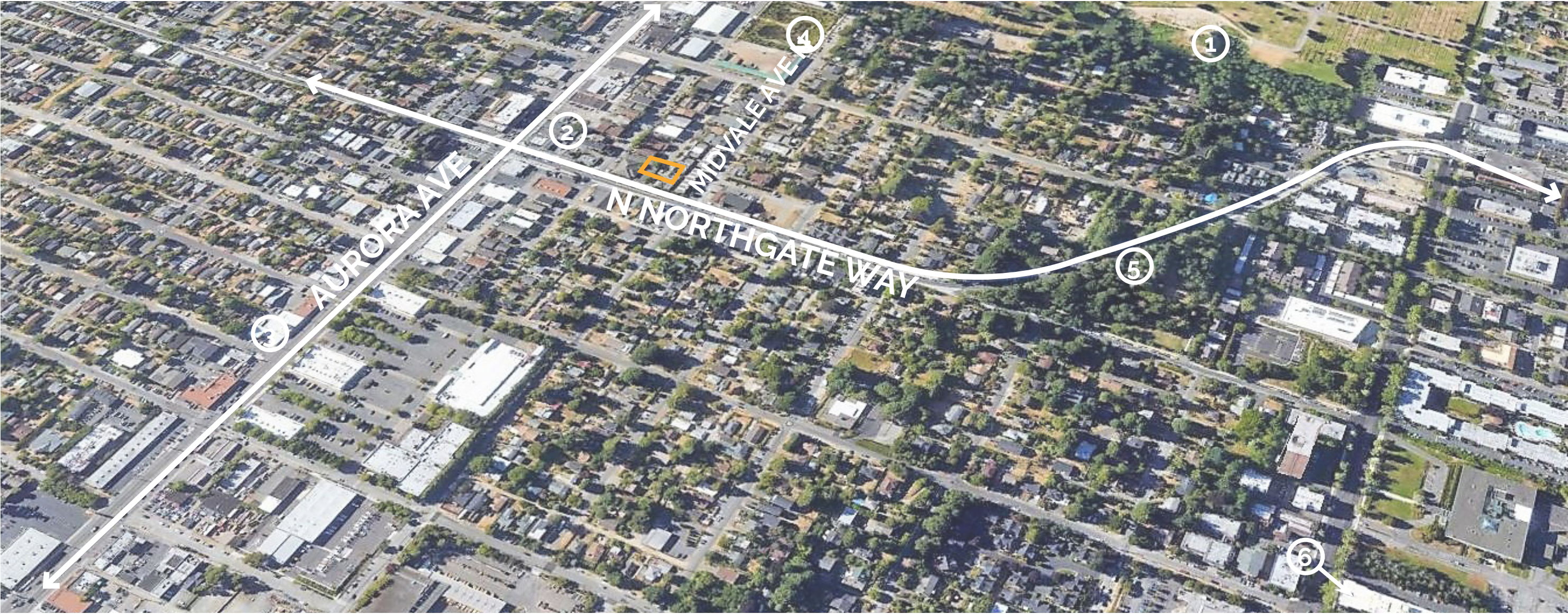
To & From

Many busses are located on Aurora Ave E, connecting the site North to Shoreline and South to downtown Seattle. Busses along Northgate connect West to Ballard and Fremont and East to Northgate.

Houses and Housing

The Aurora Licton Springs Residential Urban Hub, in the immediate context has a large number of condominium and apartment uses. To the East and West across Aurora are primarily single family residential.

GREATER CONTEXT



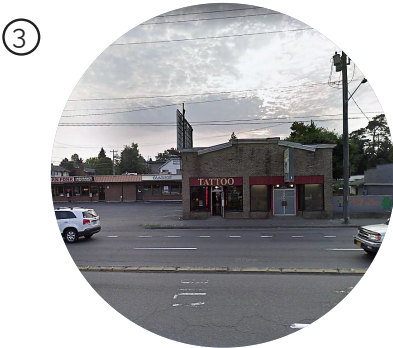
Aerial Map



Evergreen Washelli Cemetery



Aurora Ave N



Commercial



Stormwater drainage

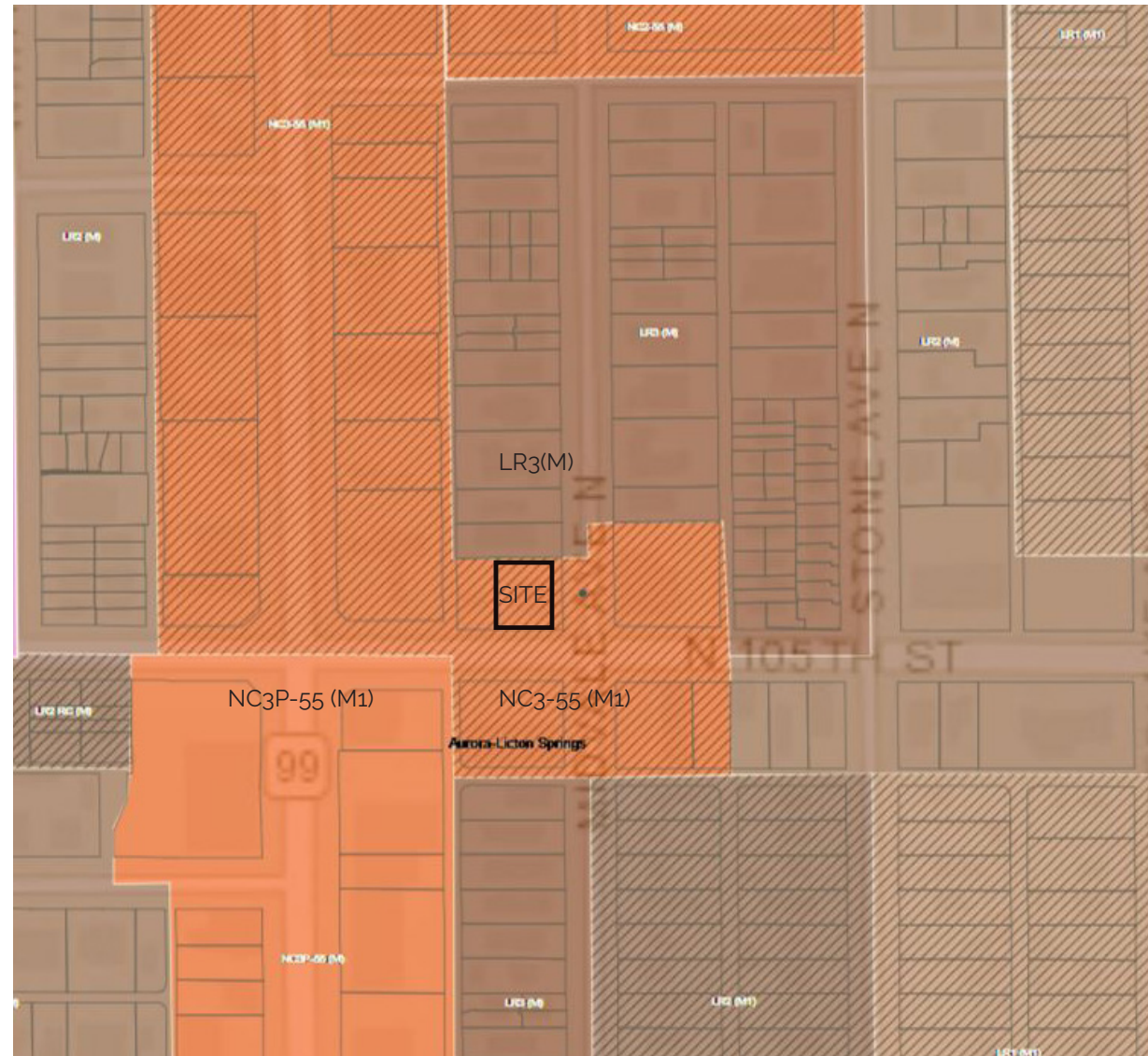


Mineral Springs Park



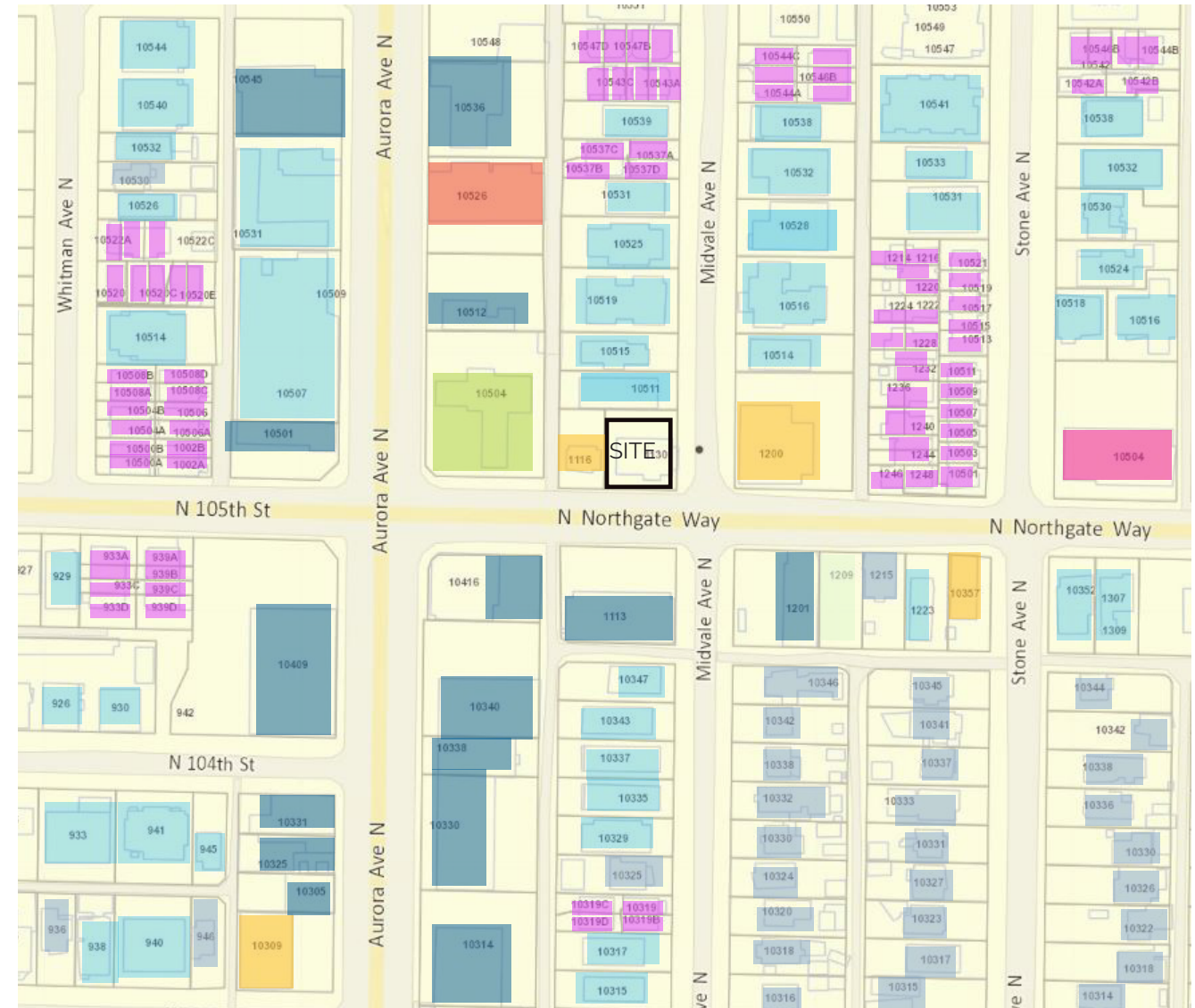
North Seattle College

ZONING AND USE



Zoning Map ⓘ

Site is located in a C1-40 zone - anticipated to update to NC3-55 (M1) with MHA - along Northgate Ave N to Aurora Ave. The uses along Aurora are predominantly commercial and industrial. Uses along Aurora are starting to become more mixed with the addition of new apartments. The Northern border of the site transitions to LR3(M) and the subsequent blocks to the East are increasingly residential. Density decreases to the East, with LR2 and LR1 zones.



Typologies & Use Map ⓘ

Surrounding area is a mixture of older warehouses and commercial buildings, newer offices, townhouses and apartments. This block in particular has 3 other proposed apartment projects by others.

Single Family Home	
Townhomes	
Apartment	
Commercial	
Office	
Cultural	
Warehouse	
Parking	
Vacant Land	
Gas	

CONTEXT IMAGES



1. Arco Gas Station



2. Single Story Retail



3. Low Rise Apartments



4. Ed Transmission



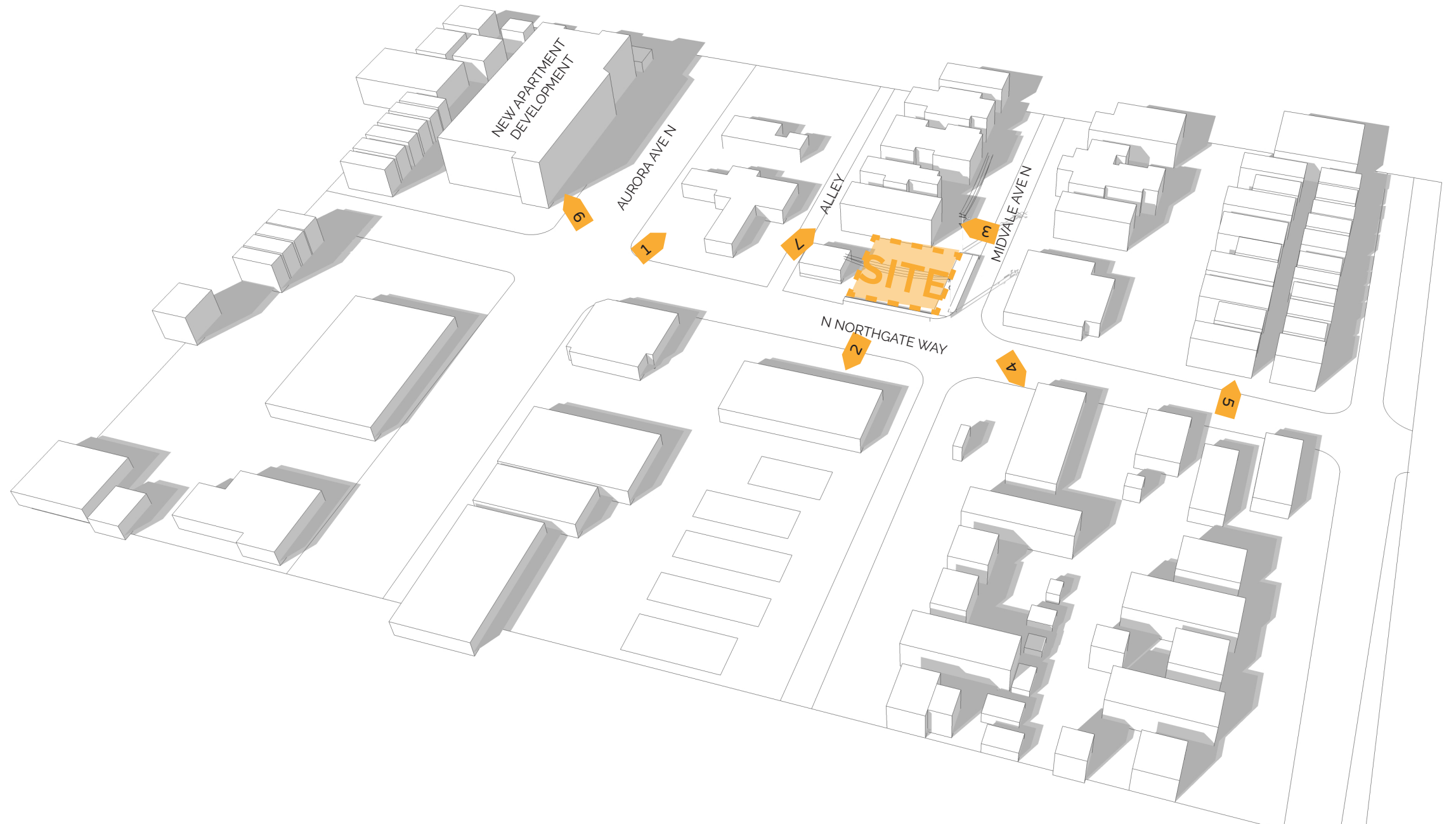
5. New Townhouses



6. Apartment



7. Condominium



SITE ANALYSIS

ADDRESS:
10501 MIDVALE AVE N

PARCEL NO:
6300000635

DESCRIPTION:
OAK LAKE VILLA TRS LOTS 16 & 17 LESS
W 47 FT THOF
PLat Block: 8
Plat Lot: 16-17

SITE AREA:
6293SF

ZONING:
C1-40 / NC3-55
AURORA-LICHTON SPRINGS
RESIDENTIAL URBAN VILLAGE
PARKING FLEXIBILITY AREA

STREET:
MIDVALE AVE N
NO SLOPE

NORTHGATE AVE
SLOPES DOWN/HILL W>E -2FT

ALLEY:
IMPROVED ALLEY TO WEST SEPARATED
BY ADJACENT PARCEL

UTILITIES:
HIGH VOLTAGE POWER POLES ALONG
NORTHGATE
HIGH VOLTAGE POWER POLE AT NE
CORNER.
SANITARY SEWER - MIDVALE AVE N (S
OF NORTHGATE WAY) / KING CO. IN
ALLEY WEST OF SITE

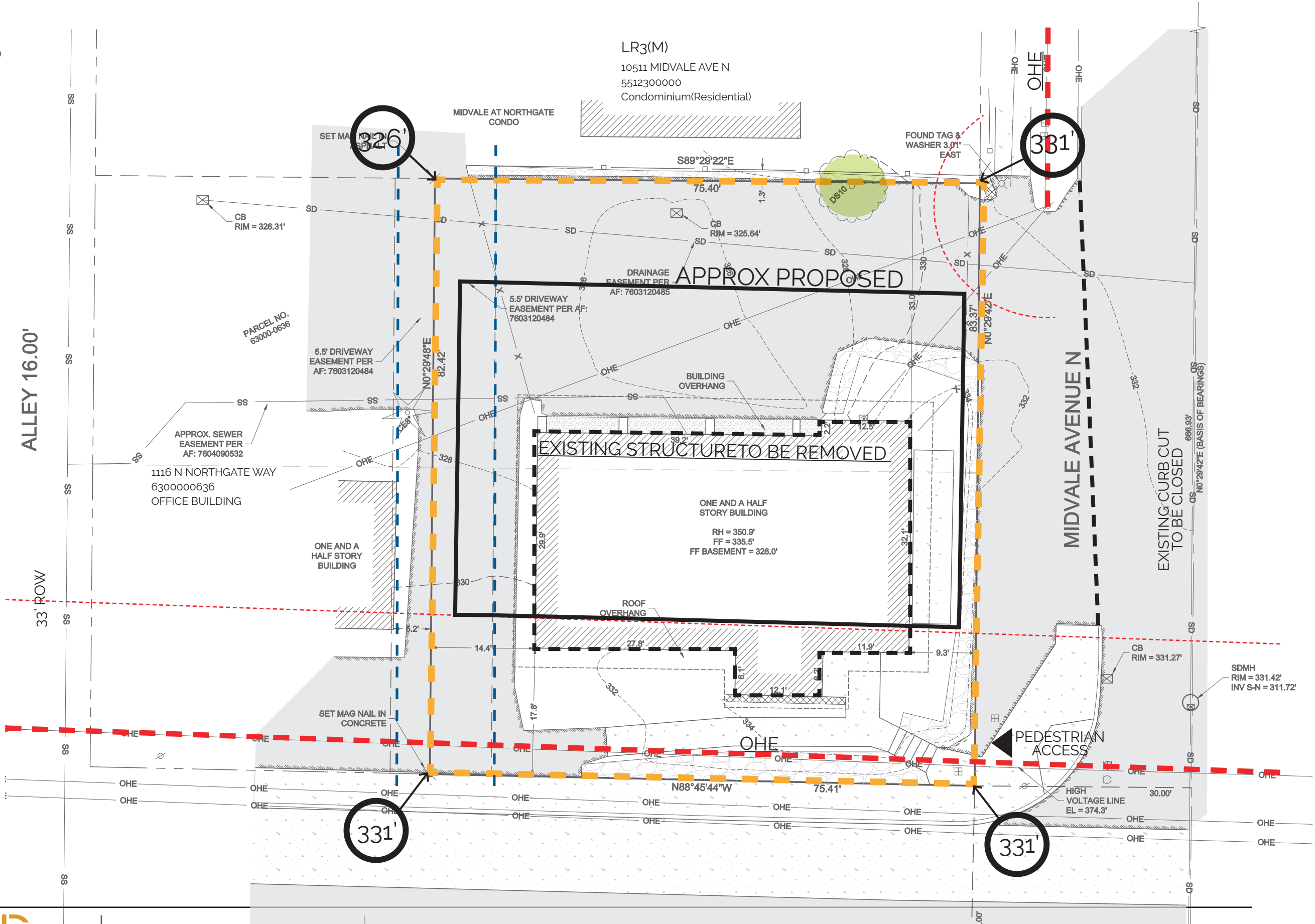
WASTEWATER EXTENDED FROM
KING COUNTY MAIN WITH COUNTY
APPROVAL.
STORM DRAIN - MIDVALE AVE N

TOPOGRAPHY:
SITE SLOPES DOWNHILL 4'
FROM NORTH WEST TO SOUTHEAST

HIGHEST POINT - NW CORNER (326')
LOWEST POINT - SE CORNER (331')

ADJACENT BUILDINGS:
WEST - 1116 N NORTHGATE WAY
OFFICE BUILDING
NORTH - 10511 MIDVALE AVE N
Condominium(Residential)

TREES:
NO EXCEPTIONAL TREES ON THE SITE



SITE IMAGES



1. North West



2. West side



3. Northgate - South West



4. South



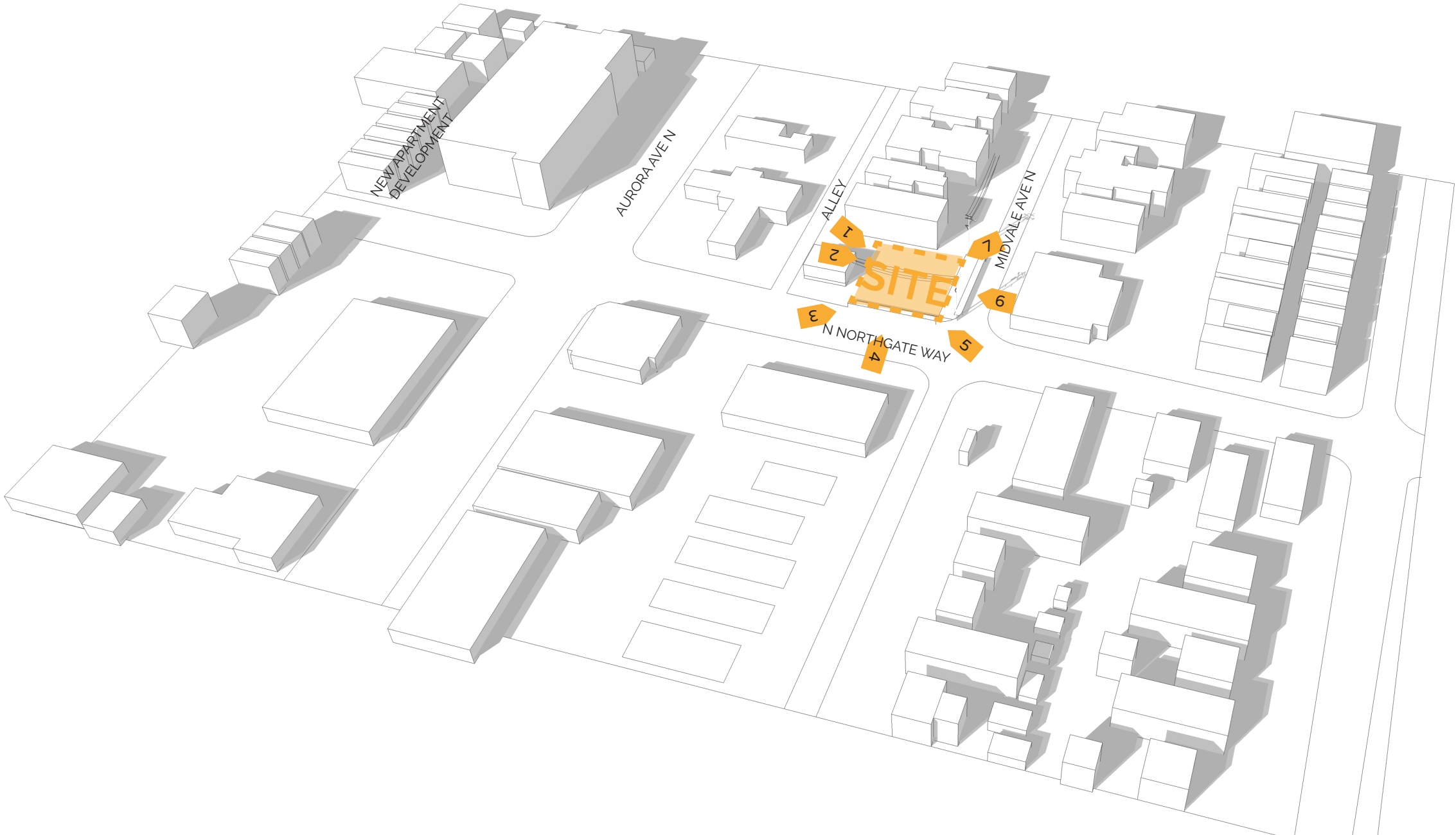
5. South East



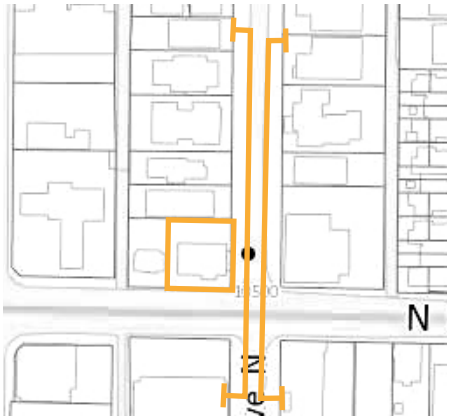
6. East



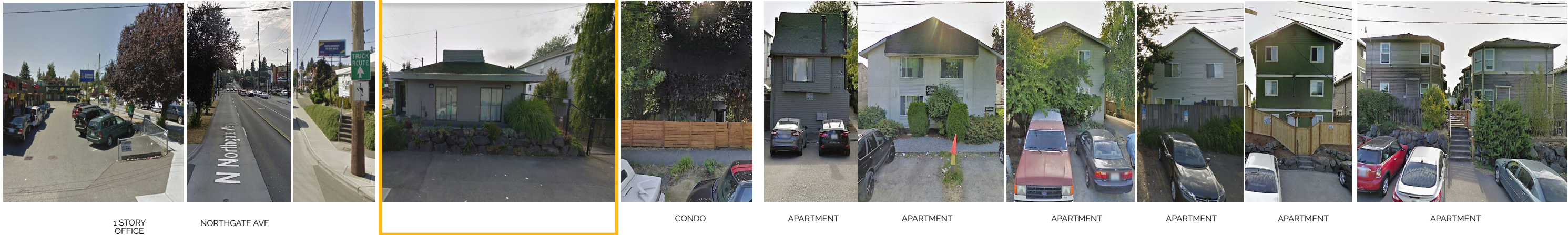
7. North East



STREET ELEVATIONS:
MIDVALE

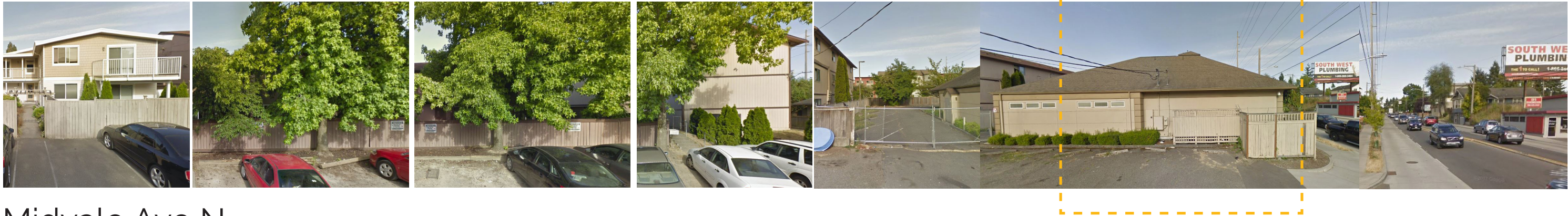


SITE



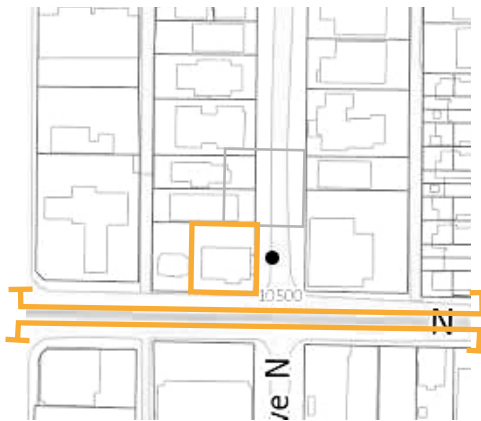
Midvale Ave N
Looking West - at the site

ACROSS FROM SITE

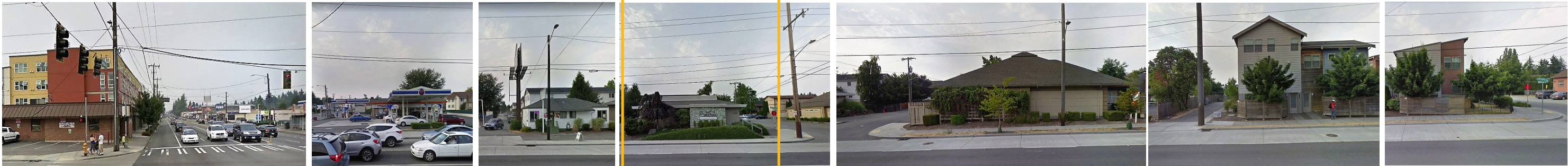


Midvale Ave N
Looking East -across the site

STREET ELEVATIONS:
NORTHGATE



SITE



VACANT LOT
OWNED BY LIGHTHOUSE
FOR THE BLIND

24TH AVE S

1 Story
Warehouse building

ALLEY

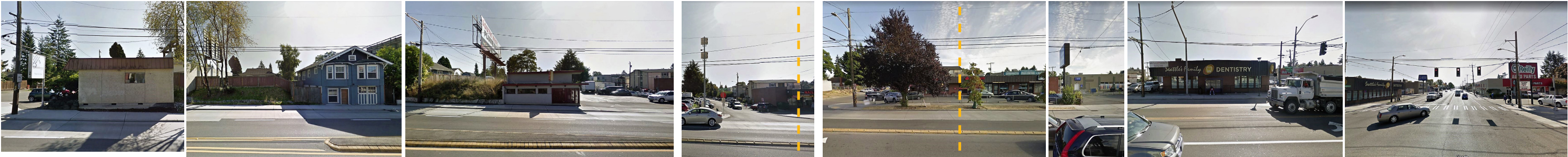
23RD AVE S

1 Story Commercial
building and parking

RAINIER AVE S

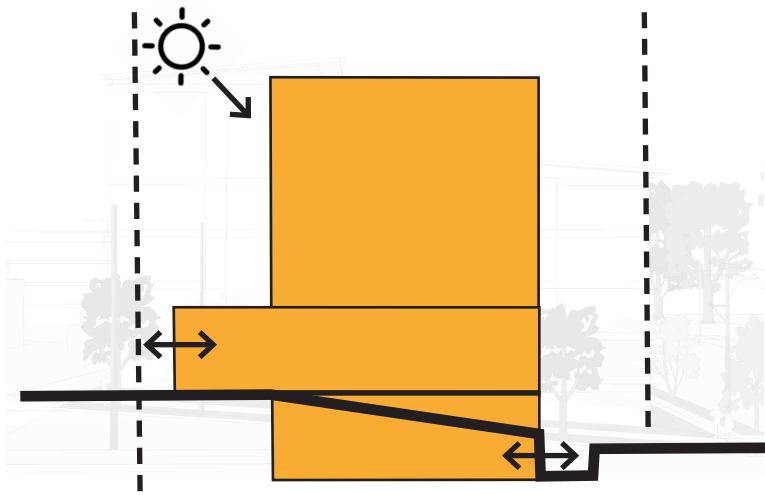
Northgate Way
Looking North - at the site

ACROSS FROM SITE



Northgate Way
Looking South-across the site

DESIGN GUIDELINES



CS1: NATURAL SYSTEMS AND SITE FEATURES

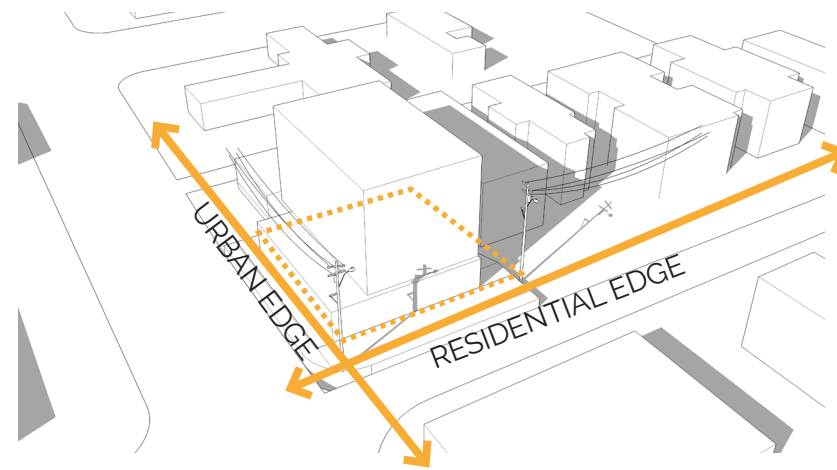
Use natural systems and features of the site and its surroundings as a starting point for project design.

1. Local Topography

- a. Respond to local topography with terraces, stoops, stepping facades, or similar approaches

Response:

Project is oriented to make use of the slight slope from Northgate down to NW corner of the site. The slope allows for an entrance at grade on Midvale and Northgate and daylight units facing the alley at the level below.



CS2: URBAN PATTERN AND FORM

2. Connection to the Street

- 2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Response:

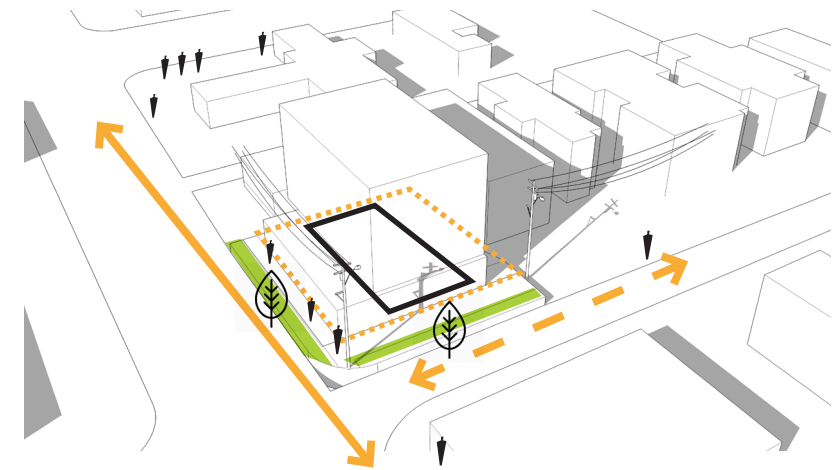
The project makes use of a strong connection to Northgate, a commercial street. LiveWork units connect to the sidewalk to create strong pedestrian interaction at the commercial street. Residential use is oriented toward Midvale Ave E.

3. Height Bulk and Scale

- 3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

Response:

A zone transition adjacent to the site is accommodated by an optional 15 ft setback along the entire side lot line in the preferred option. This allows space for planting that may be enjoyed by both the residents of this project and the adjacent apartment



PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

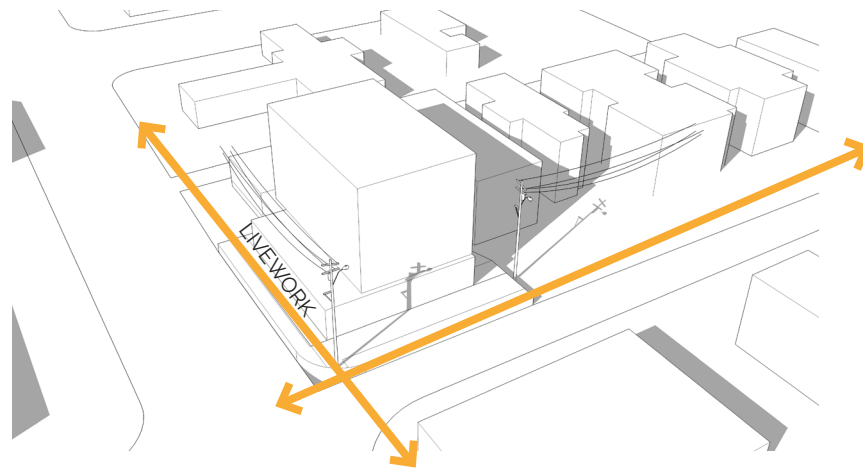
1. Walkways and Connections

- 3. Pedestrian infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Response:

This site, by the nature of its location, is highly connected to public transport, pedestrian networks. In order to provide accessible open space, to activate the corner of Northgate and Midvale, a generous courtyard shall be provided that has not only wide steps but also an ADA path of entry.

To enhance the pedestrian network, tree planting will be added along Northgate and Midvale Ave.



PL3: STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

B. Residential Edges

- Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

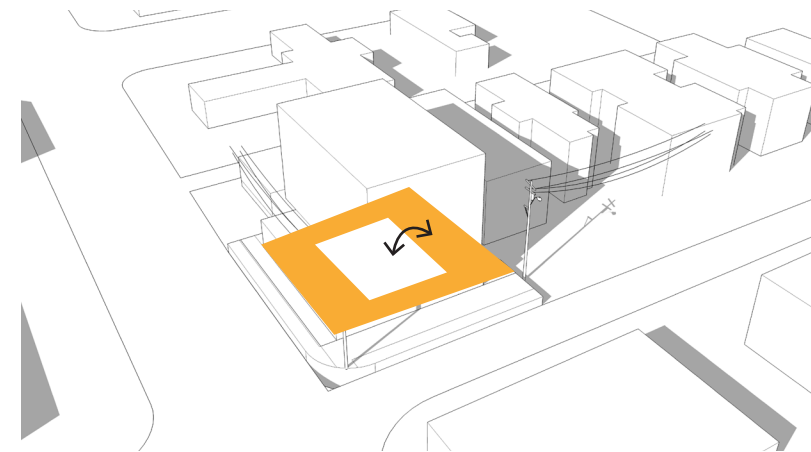
Response:

Ground level residential uses and entry at the sidewalk are setback from the sidewalk to provide a transitional zone from public sidewalk to private entrance. This buffer, paired with adequate security, will provide a comfortable and safe transition from busy street and public sidewalk to residential common space.

- 3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

Response:

Live Work uses are at the sidewalk connect to pedestrian and commercial uses along Northgate.



DC2: ARCHITECTURAL CONCEPT

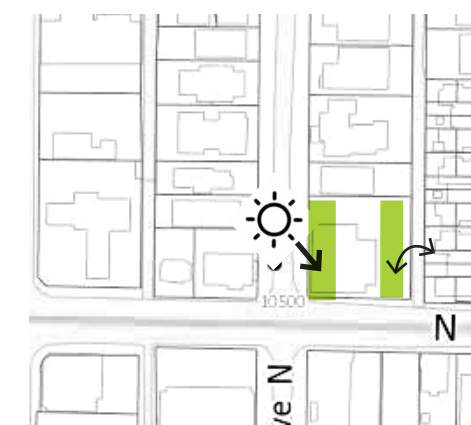
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

1. Building Layout and Massing

- Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

Response:

Building layout responds to the setbacks and adjacencies of neighboring sites by creating buffer zones along Northgate and the residential use to the North.



DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

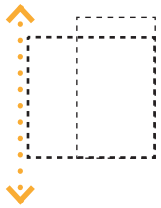
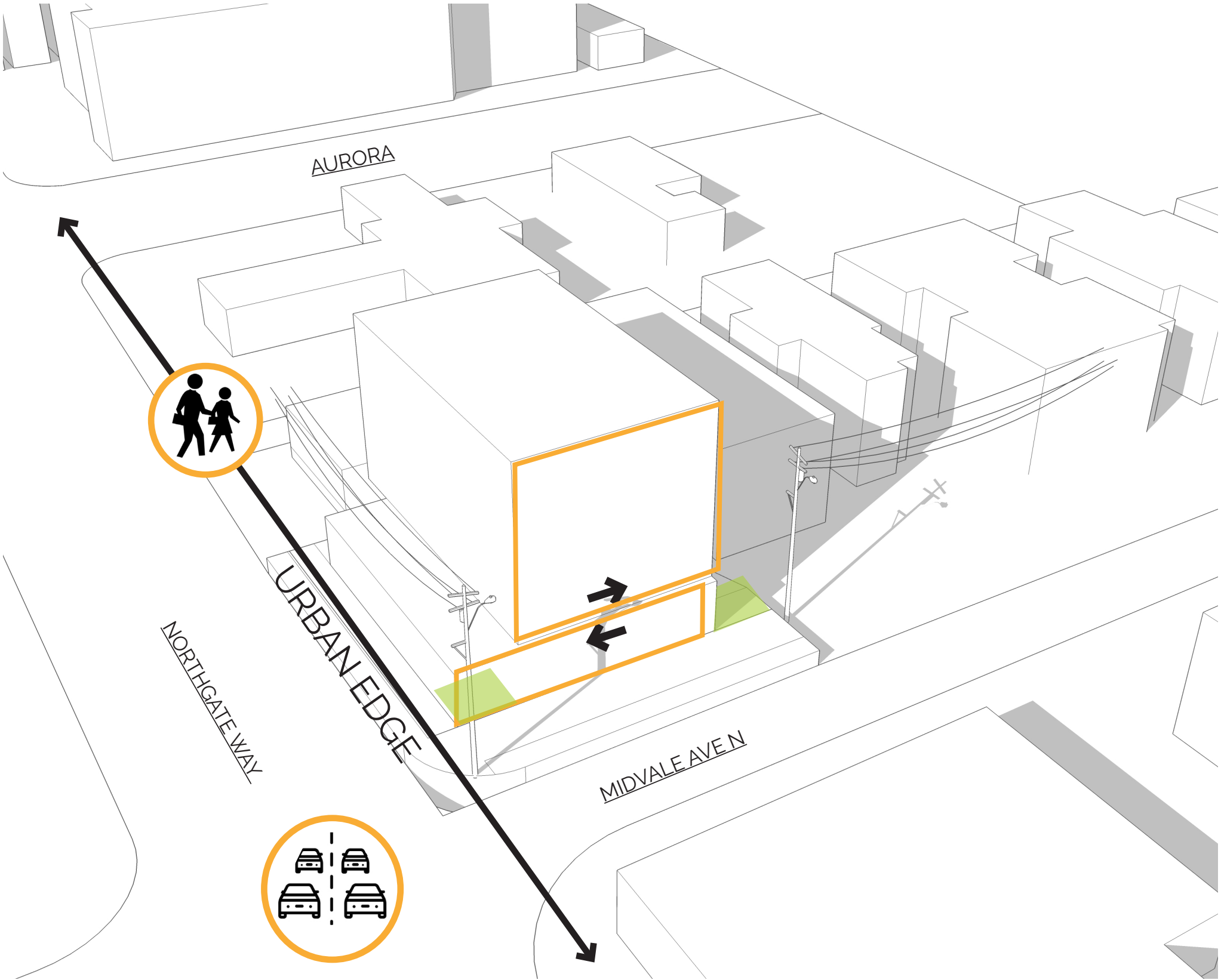
C. Design

- Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

Response:

The open space concept is to provide some private exterior amenities along the South side of the building and facing the Residential zone behind.

DESIGN PRIORITIES



1 - URBAN CONDITION

Due to the increased pedestrian activity of this area, its important to encourage pedestrian and commercial activity along Northgate. This commercial activity provides a strong urban character along Northgate and provides transparency consistent with other pedestrian environments.



2 - ACTIVATE CORNER

Establishing a strong corner element



3 - PRIVACY FOR OUTDOOR AMENITY

In order to foster usable and welcoming outdoor space for residential use, outdoor spaces should offer privacy and security.

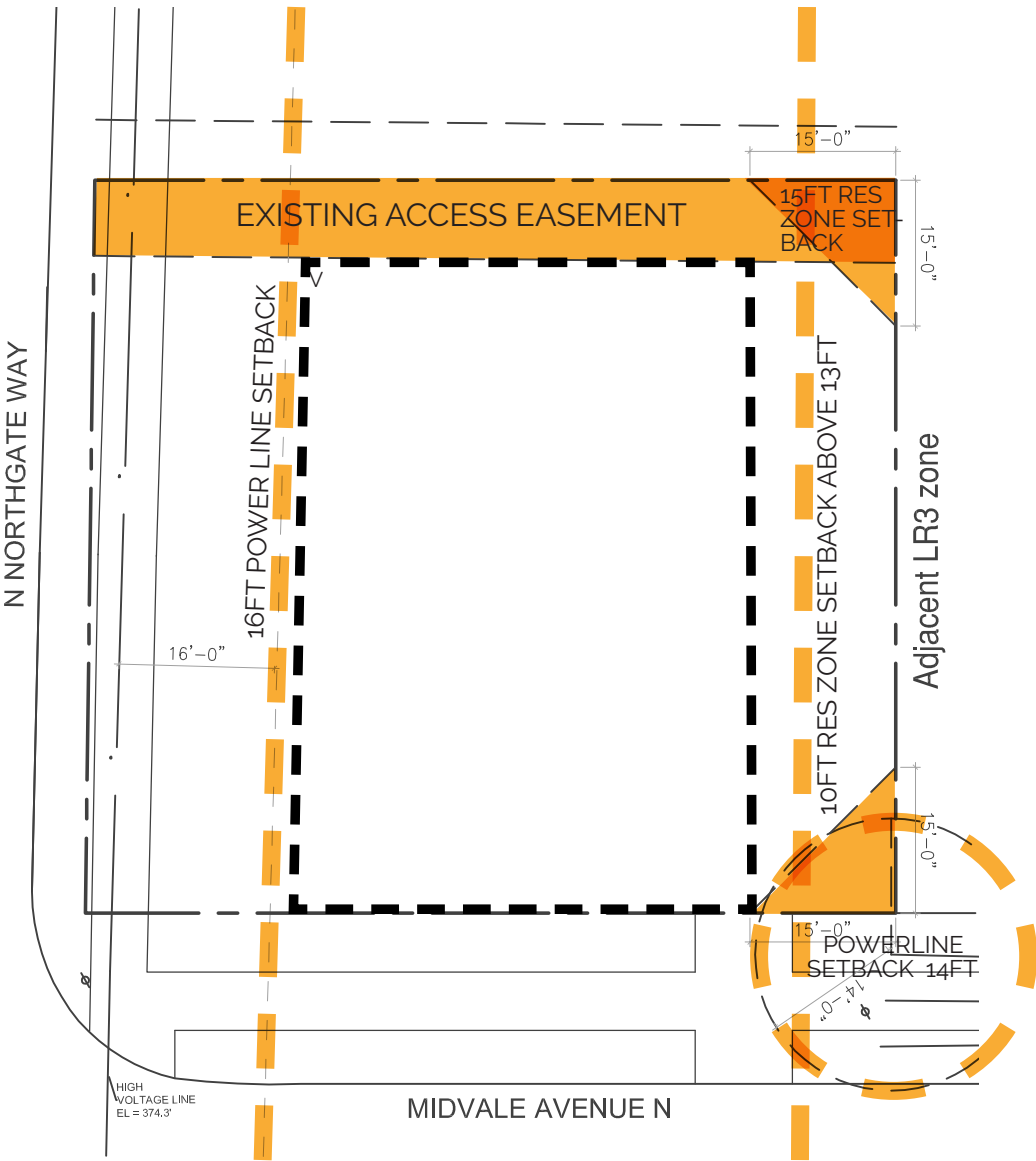


4 - BREAK MASSING

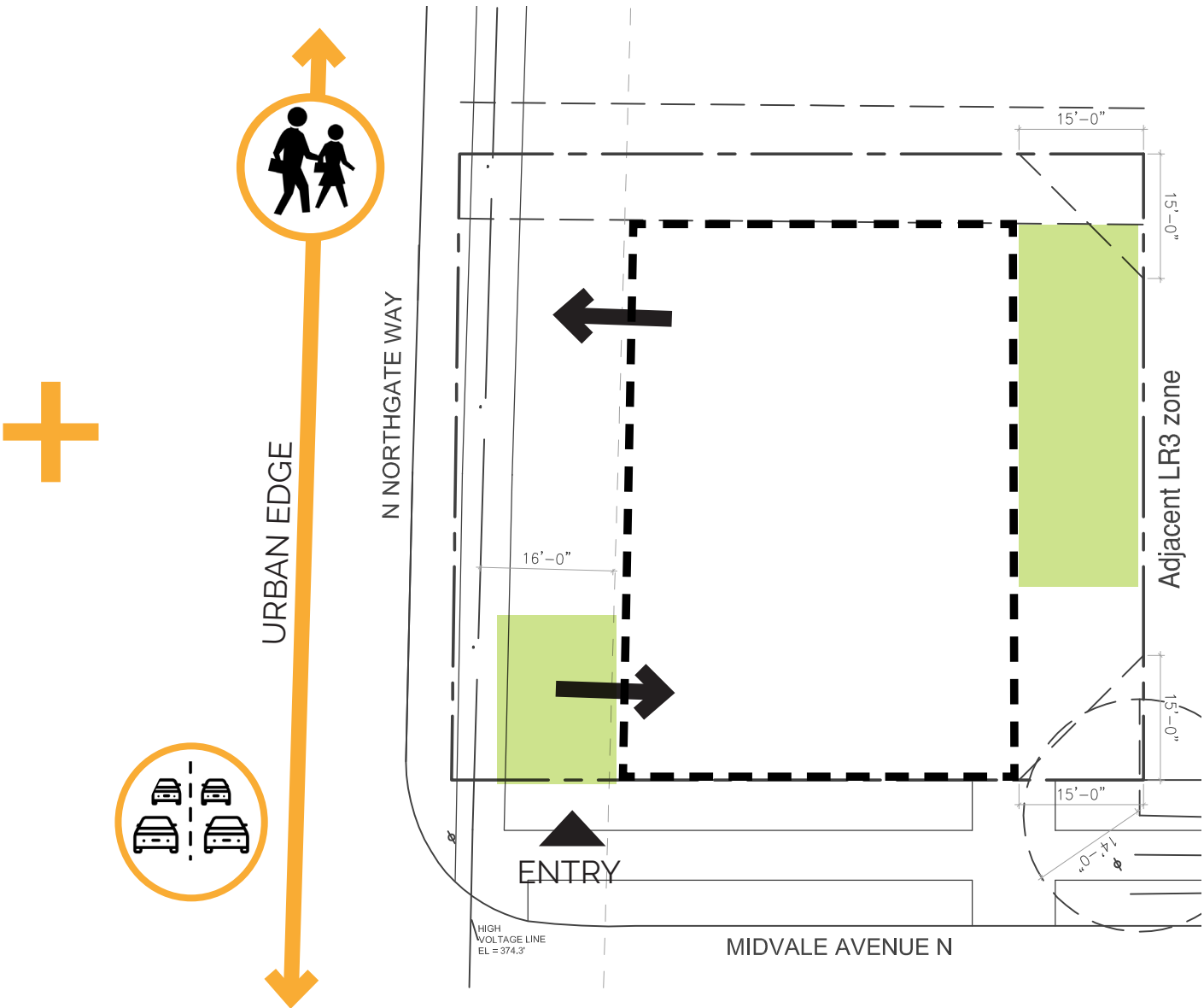
In order to break down the perceived mass of the building it is important that the overall volume is eroded into elements that relate to the corresponding masses found in the immediate vicinity of the site. This shifting can be done in both plan and section to create a variable and playful structure.

COMBINING SITE LIMITATIONS WITH DESIGN PRIORITIES

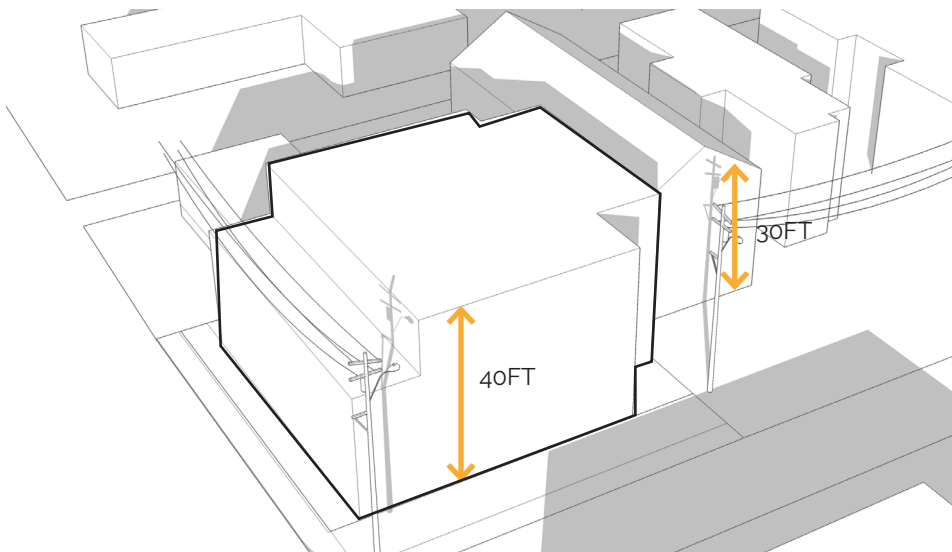
Site Constraints



Design Priorities

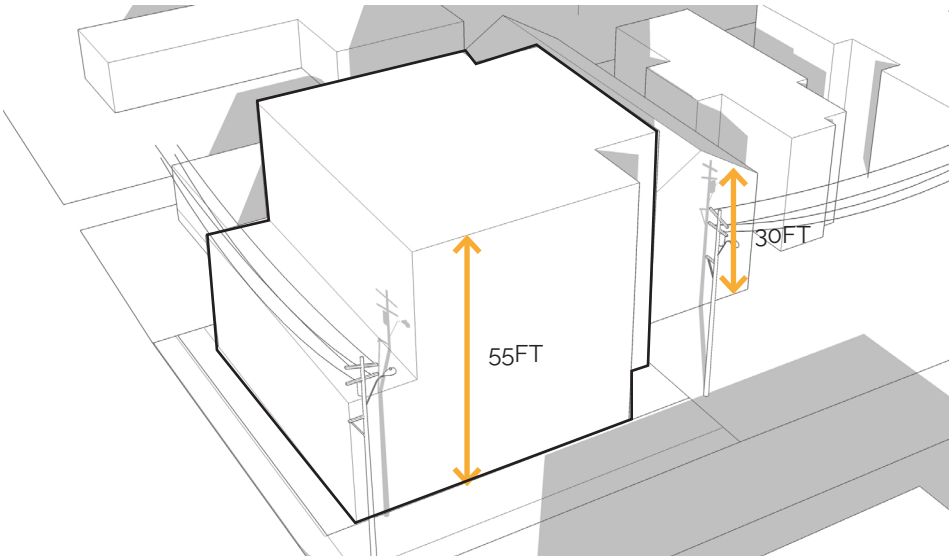


CURRENT ZONING



SITE LOCATION	10501 Midvale Ave N
SITE ZONING	Currently C1-40
OVERLAY	Aurora Lichten Springs (Residential Urban Village)
ECA	NO
SEPA REVIEW	NO SEPA REQ (BELOW 200 UNITS IN URBAN CENTER)
PARKING REQUIRED	NO VEH. PARKING REQ WITHIN URBAN CENTER BICYCLE PARKING AS REQ.
HEIGHT	40' BASE MAX HEIGHT
SITE AREA	6,293 SF
FLOOR AREA RATIO	3.25 FOR MIXED USE 3.00 FOR RESIDENTIAL USE
FLOOR AREA	20,452SF MAX FAR FOR MIXED USE 18,879SF MAX FAR FOR RESIDENTIAL USE
SETBACKS	NONE REQ.
AMENITY AREA	5% OF GROSS RESIDENTIAL USE AREA
DEVELOPMENT STANDARDS	*PROJECT TO COMPLY WITH ALL DEV. STANDARDS: 008.A.2 - BLANK FACADES 20' MAX LENGTH / 40% MAX AREA 008.B.2- TRANSPARENCY 60% TRANSPARENCY REQ FOR NON-RESIDENTIAL USES 008.B.3 - DEPTH NON-RESIDENTIAL USES - 30' MIN AVG. DEPTH 008.C - PEDESTRIAN SITE NOT WITHIN PEDESTRIAN OVERLAY 008.D.1 - RES. USE ONE ELEVATION MUST HAVE PROMINENT ENTRY 008.D.2 - RES. HEIGHT FLOOR OF DWELLING UNIT MUST BE 4' MIN. ABOVE, BELOW OR SETBACK AT LEAST 10' MIN. FROM THE SIDEWALK

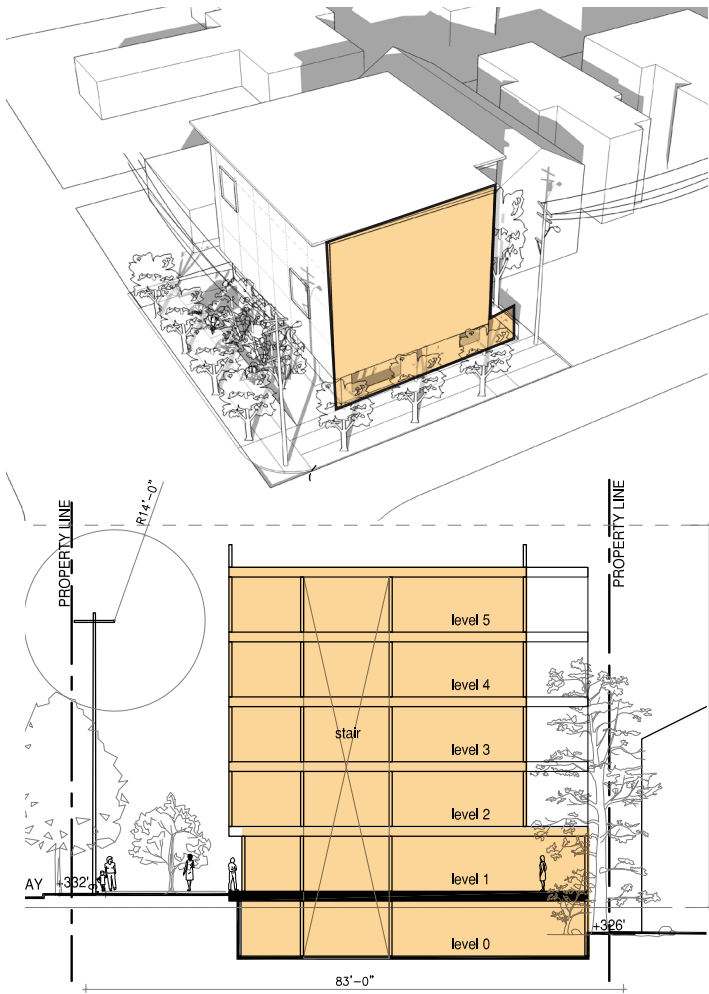
MHA PROPOSED ZONING



SITE LOCATION	10501 Midvale Ave N
SITE ZONING	MHA C1-55(M)
OVERLAY	Aurora Lichten Springs (Residential Urban Village)
ECA	NO
SEPA REVIEW	NO SEPA REQ (BELOW 200 UNITS IN URBAN CENTER)
PARKING REQUIRED	NO VEH. PARKING REQ WITHIN URBAN CENTER BICYCLE PARKING AS REQ.
HEIGHT	55' BASE MAX HEIGHT
SITE AREA	6,293 SF
FLOOR AREA RATIO	3.75
FLOOR AREA	23,599SF MAX FAR
SETBACKS	NONE REQ.
AMENITY AREA	5% OF GROSS RESIDENTIAL USE AREA
DEVELOPMENT STANDARDS	*PROJECT TO COMPLY WITH ALL DEV. STANDARDS: 008.A.2 - BLANK FACADES 20' MAX LENGTH / 40% MAX AREA 008.B.2- TRANSPARENCY 60% TRANSPARENCY REQ FOR NON-RESIDENTIAL USES 008.B.3 - DEPTH NON-RESIDENTIAL USES - 30' MIN AVG. DEPTH 008.C - PEDESTRIAN SITE NOT WITHIN PEDESTRIAN OVERLAY 008.D.1 - RES. USE ONE ELEVATION MUST HAVE PROMINENT ENTRY 008.D.2 - RES. HEIGHT FLOOR OF DWELLING UNIT MUST BE 4' MIN. ABOVE, BELOW OR SETBACK AT LEAST 10' MIN. FROM THE SIDEWALK

* PROJECT PROPOSES TO MOVE FORWARD WITH MHA PROPOSED ZONING. A FOURTH OPTION IS ALSO INCLUDED THAT IS COMPLIANT WITH CURRENT ZONING IN THE CASE THAT THE PROJECT MOVES FORWARD BEFORE MHA IS APPROVED.

MHA ZONING



Option 1

67 UNITS
Proposed FAR: 17,738 SF
Max FAR: 23,599 SF
Bike: 64

Positive

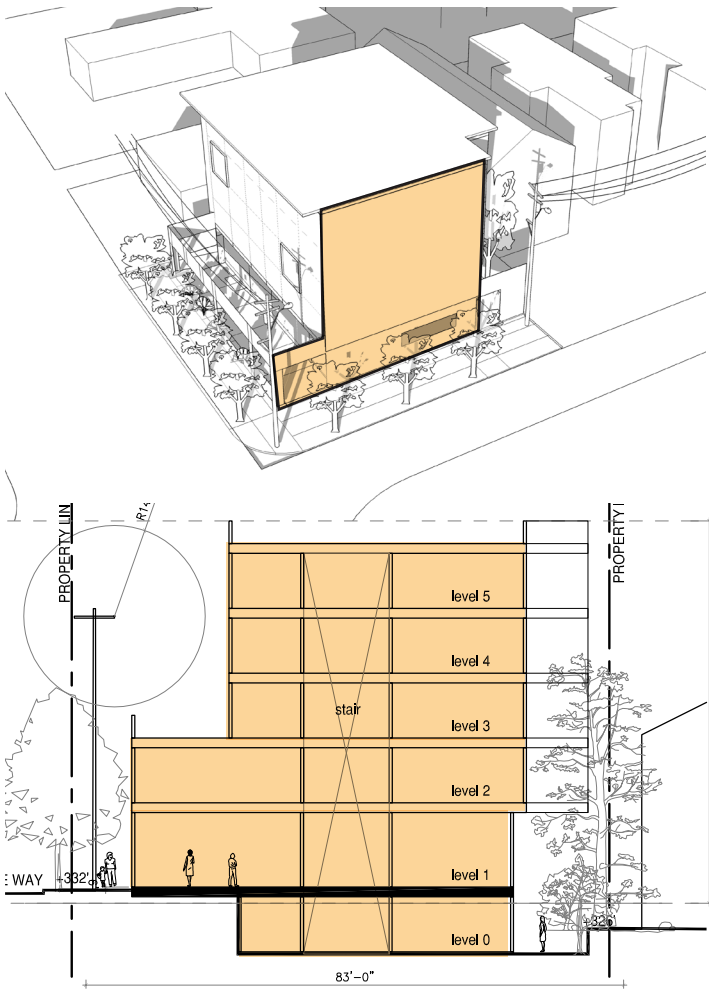
- Strong urban presence along Northgate
- Enhanced corner through vegetation and use
- Exterior amenity space receives Southern light.

Negative

- Little privacy for exterior amenity space at corner
- Traffic noise at exterior amenity space at corner
- Little privacy for residential common space at grade.

Departures

- none



Option 2

62 UNITS and 3 Live Work
Proposed FAR: 17,999 SF
Max FAR: 23,599 SF
Bike: 62

Positive

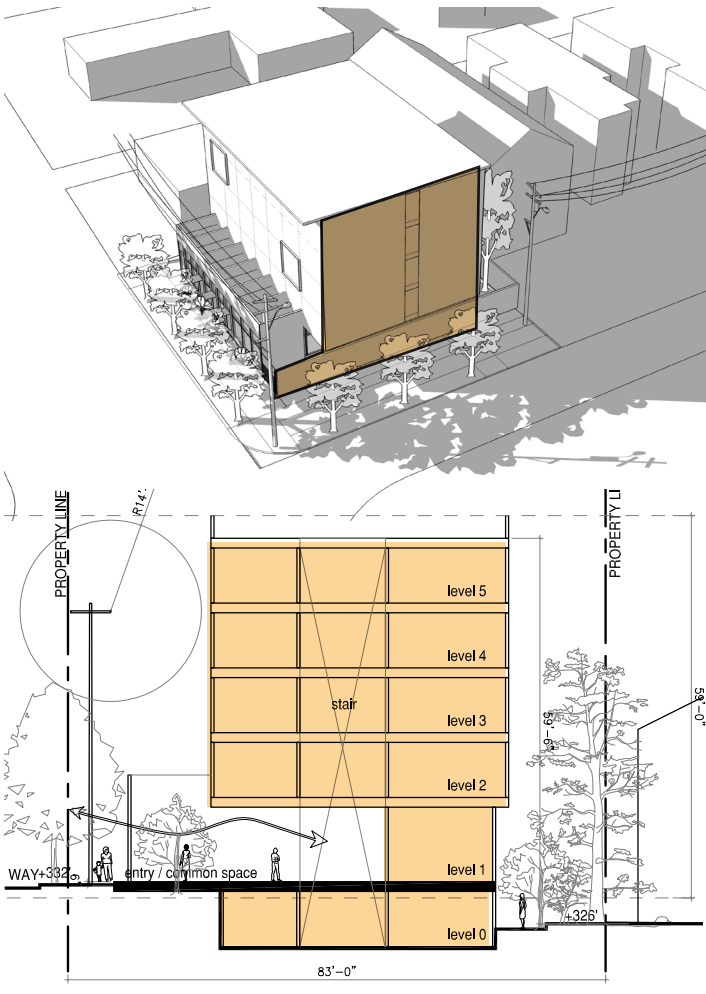
- Strong urban presence along Northgate
- Entrance engages residential street
- Privacy for exterior amenity space at North

Negative

- Exterior amenity space receives Northern light.

Departures

- none



Option 3 (preferred scheme)

62 UNITS and 3 Live Work
Proposed FAR: 17,862 SF
Max FAR: 23,599 SF
Bike: 62

Positive

- Strong urban presence along Northgate
- Engages residential street with entry
- Exterior amenity space receives Southern light.
- Privacy for exterior amenity space at corner

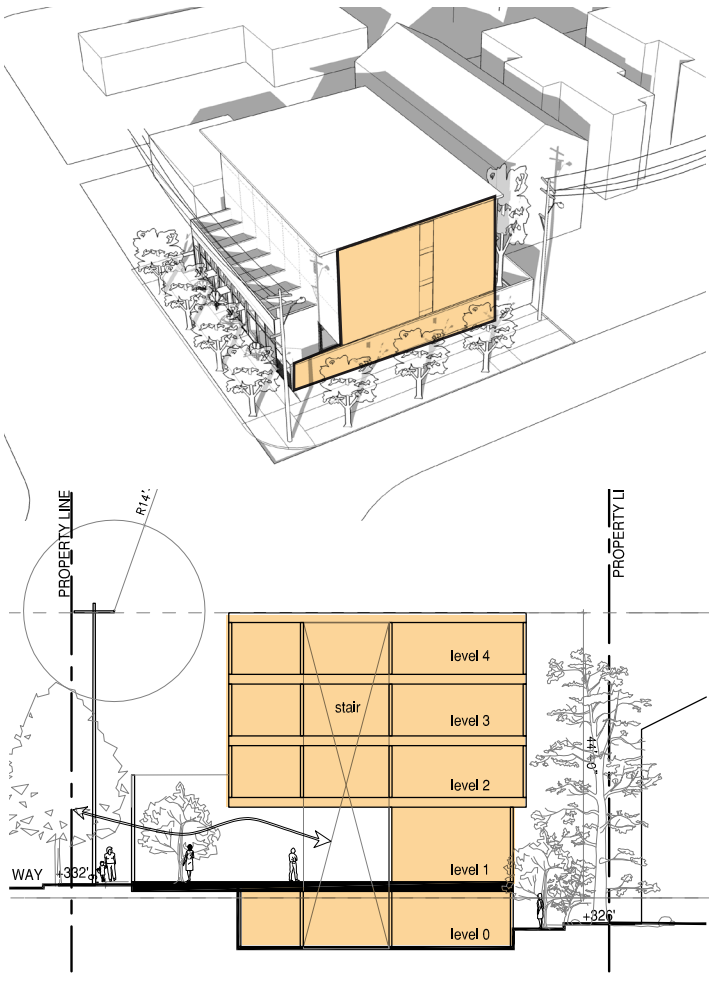
Negative

- Little vegetation at the street

Departures

- none

CURRENT ZONING



Option 4 (current zoning alternative)

48 UNITS and 3 Live Work
Proposed FAR: 14,928 SF
Max FAR: 20,452 SF
Bike: 62

Positive

- Strong urban presence along Northgate
- Engages residential street with entry
- Exterior amenity space receives Southern light.
- Privacy for exterior amenity space at corner

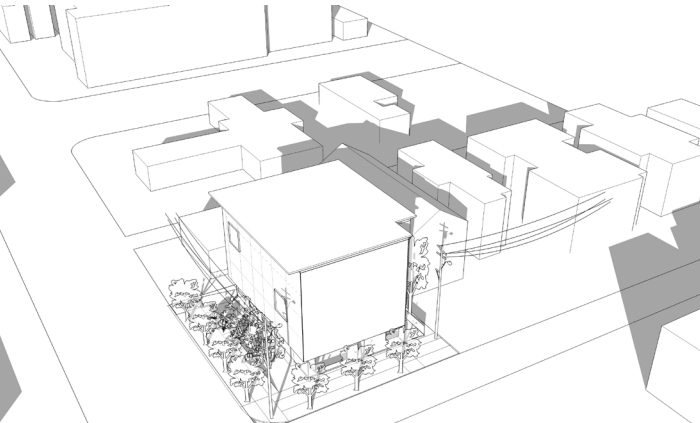
Negative

- Little vegetation at the street

Departures

- none

OPTION 1

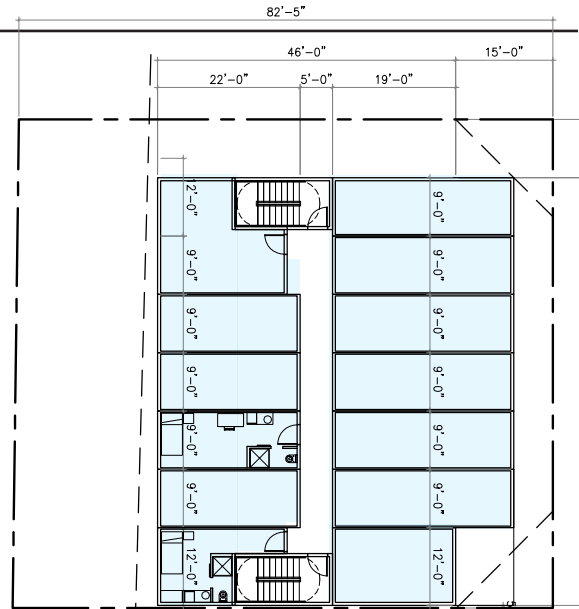
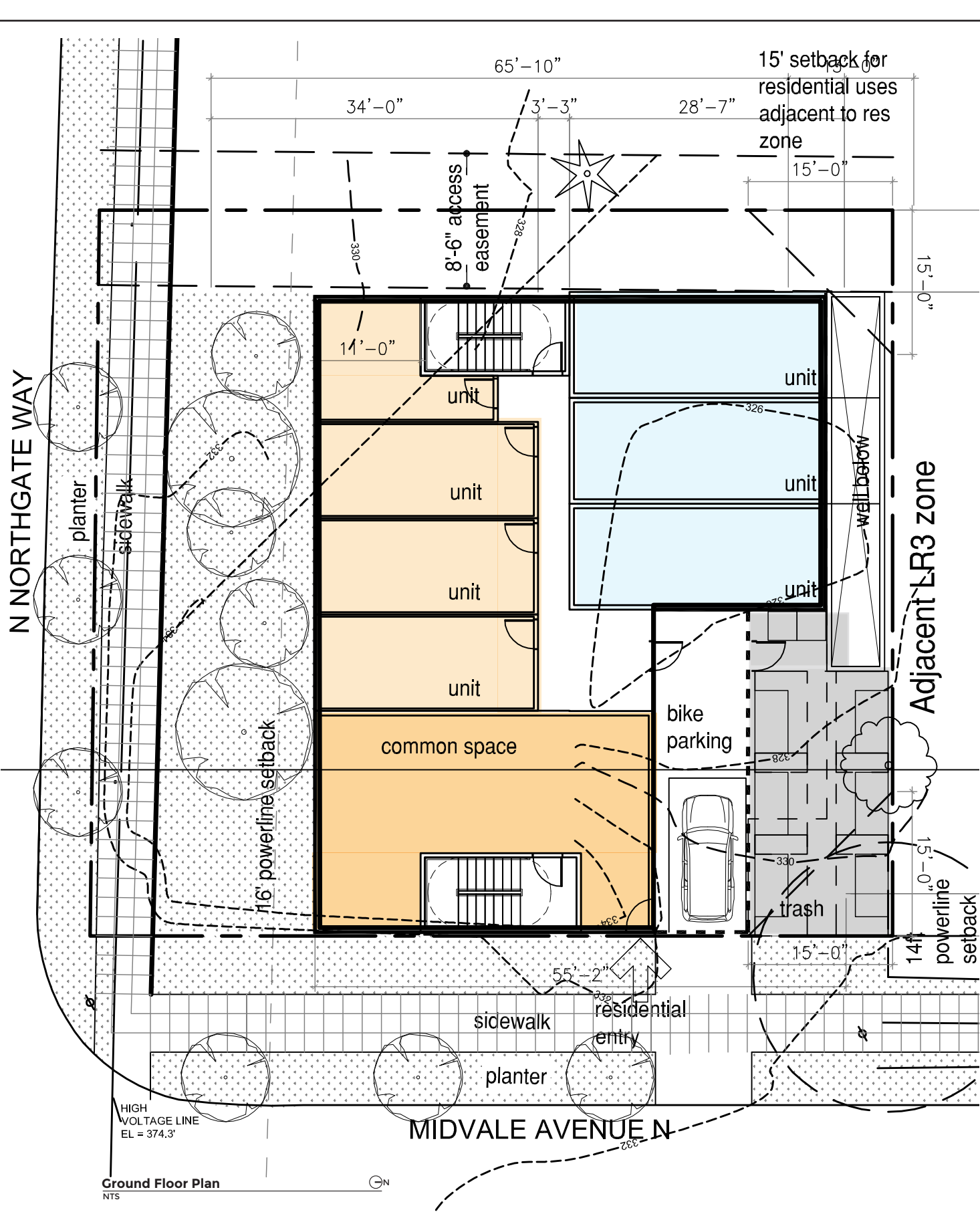


67 UNITS
Proposed FAR: 17,738 SF
Max FAR: 23,599 SF
Bike: 64

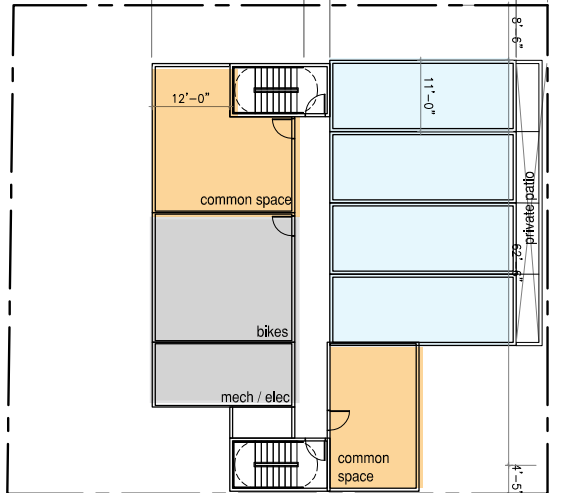
- Positive**
- Strong urban presence along Northgate
 - Enhanced corner through vegetation and use
 - Exterior amenity space receives Southern light.
- Negative**
- Little privacy for exterior amenity space at corner
 - Traffic noise at exterior amenity space at corner
 - Little privacy for residential common space at grade.

Departures

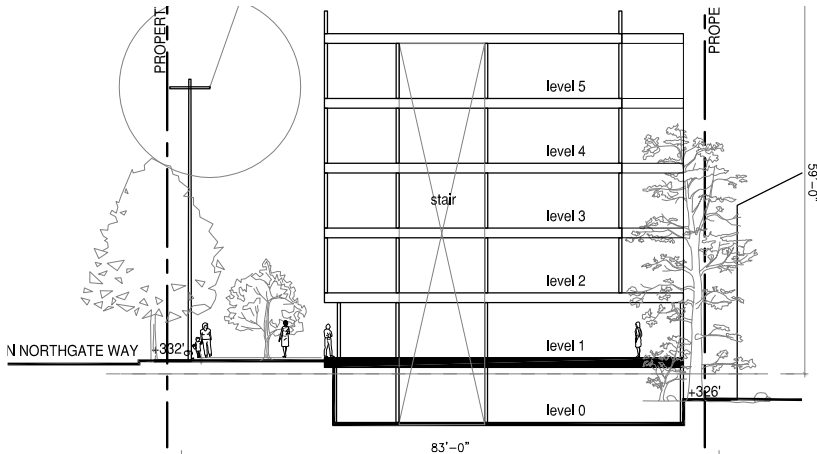
- none



Upper Level Plan
NTS



Basement Plan
NTS



Section
NTS

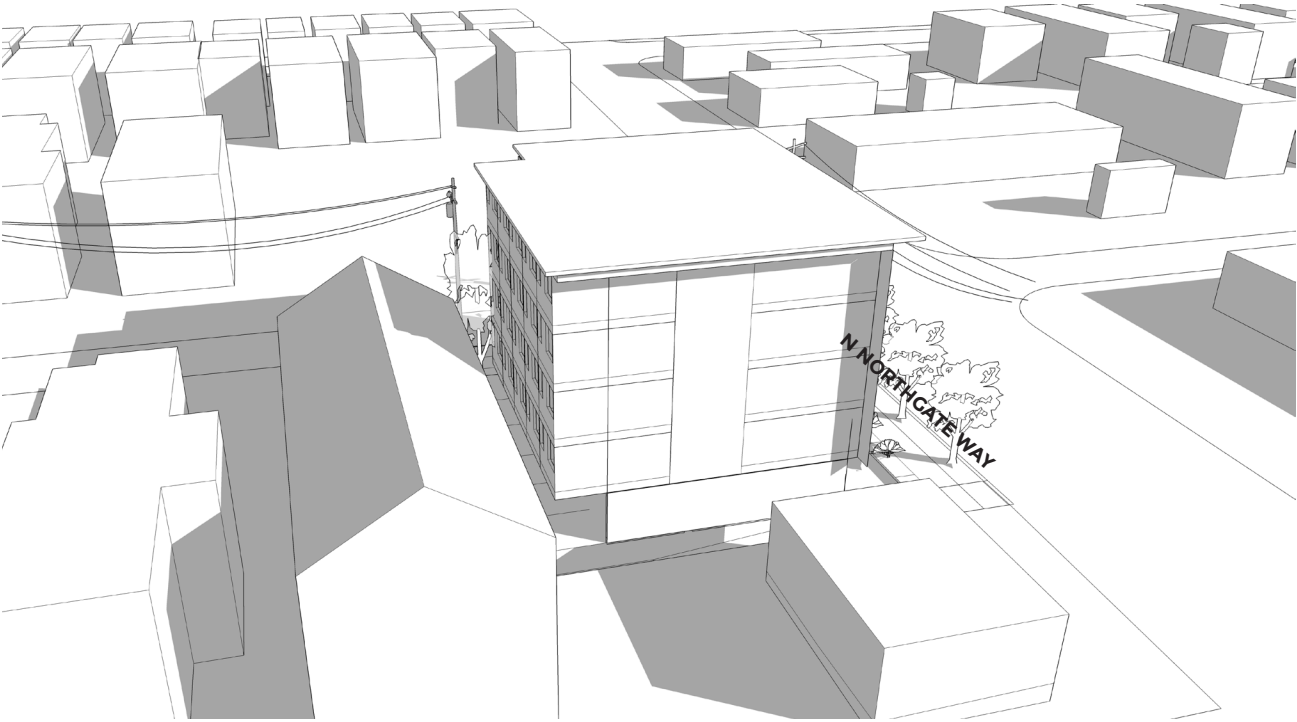
OPTION 1



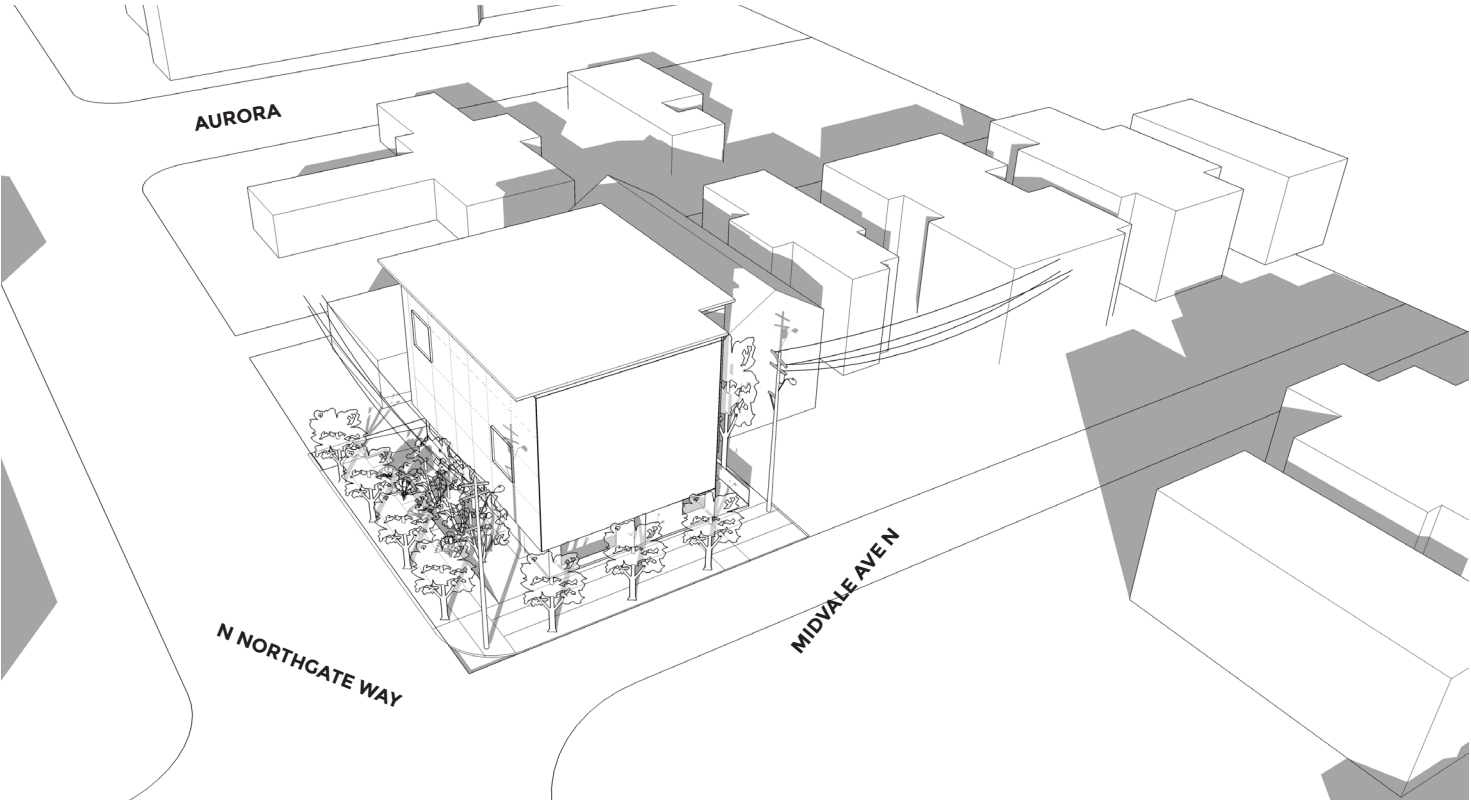
South Elevation - Northgate
NTS



East Elevation - Midvale
NTS



North West Aerial Perspective
NTS



South East Aerial Perspective
NTS

62 UNITS and 3 Live Work
Proposed FAR: 17,999 SF
Max FAR: 23,599 SF
Bike: 62

- Strong urban presence along Northgate
- Entrance engages residential street
- Privacy for exterior amenity space at North

- Exterior amenity space receives Northern light.

- none



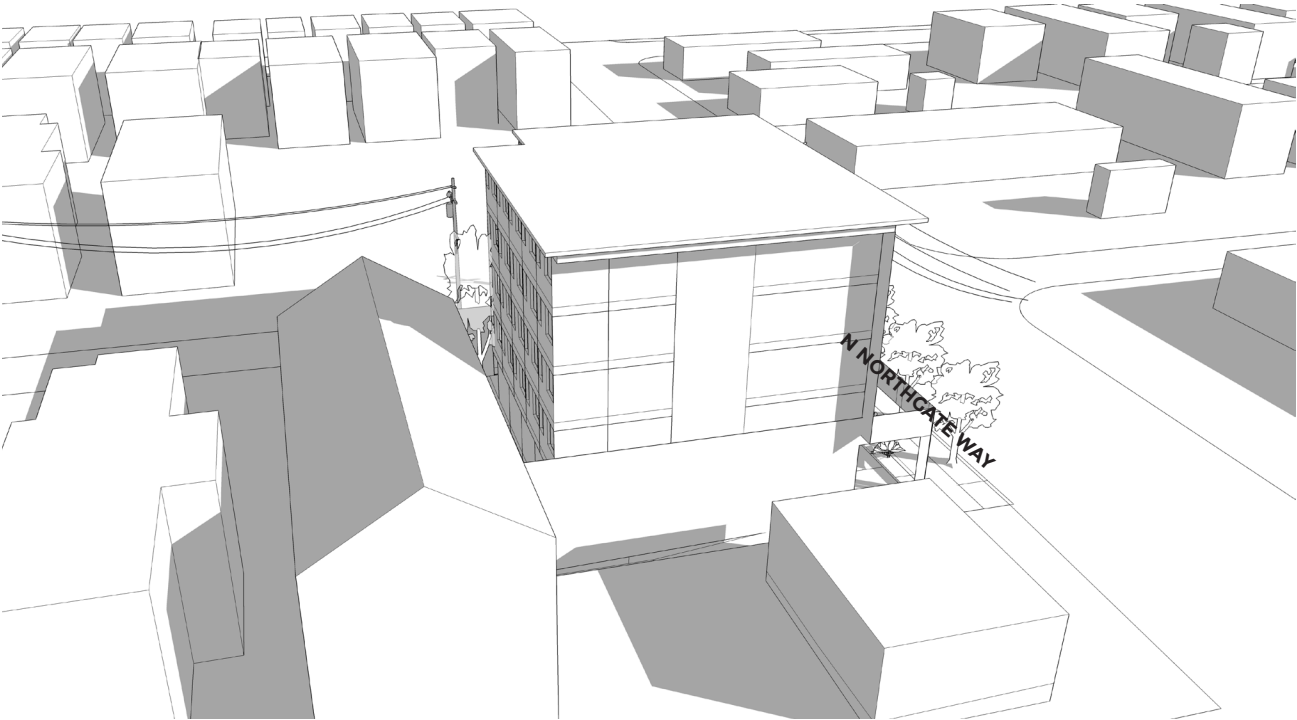
OPTION 2



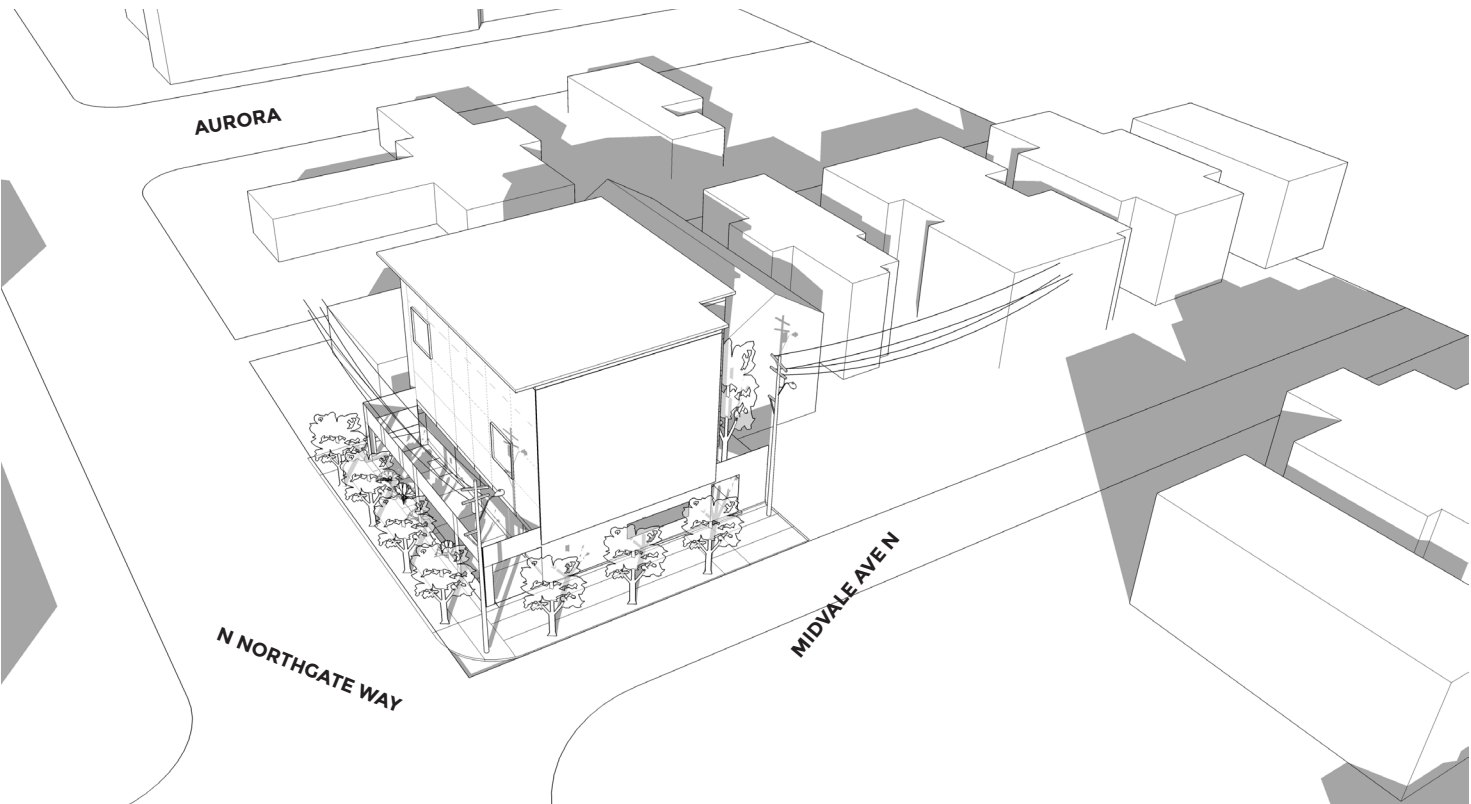
South Elevation - Northgate
NTS



East Elevation - Midvale
NTS

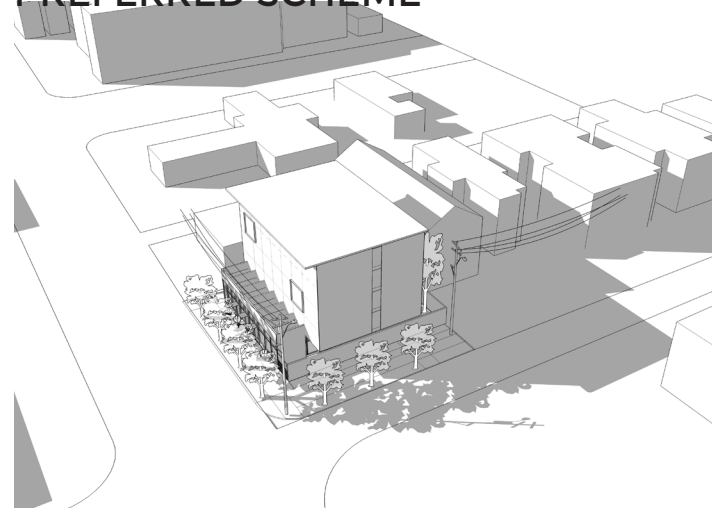


North West Aerial Perspective
NTS



South East Aerial Perspective
NTS

OPTION 3 PREFERRED SCHEME



62 UNITS and 3 Live Work
Proposed FAR: 17,862 SF
Max FAR: 23,599 SF
Bike: 62

Positive

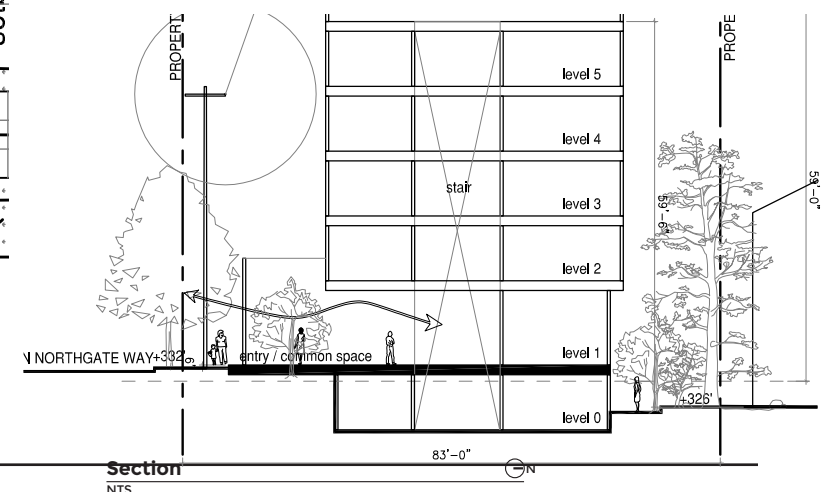
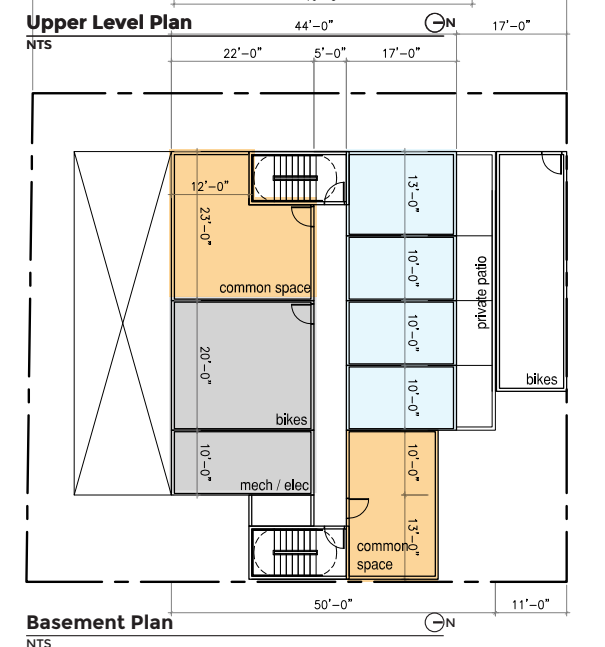
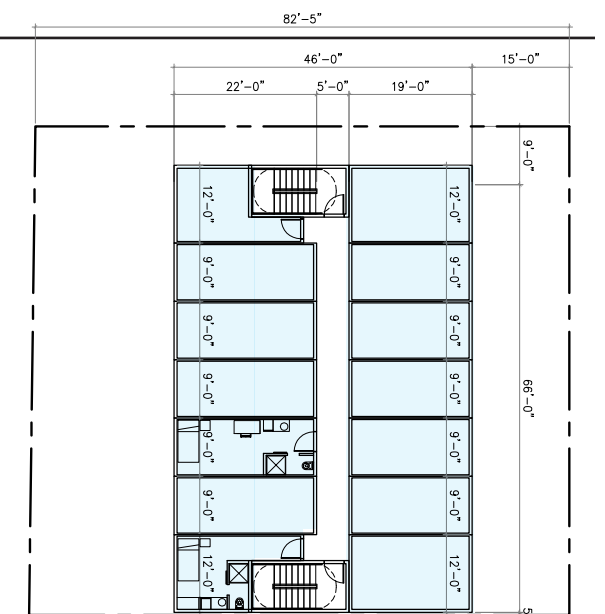
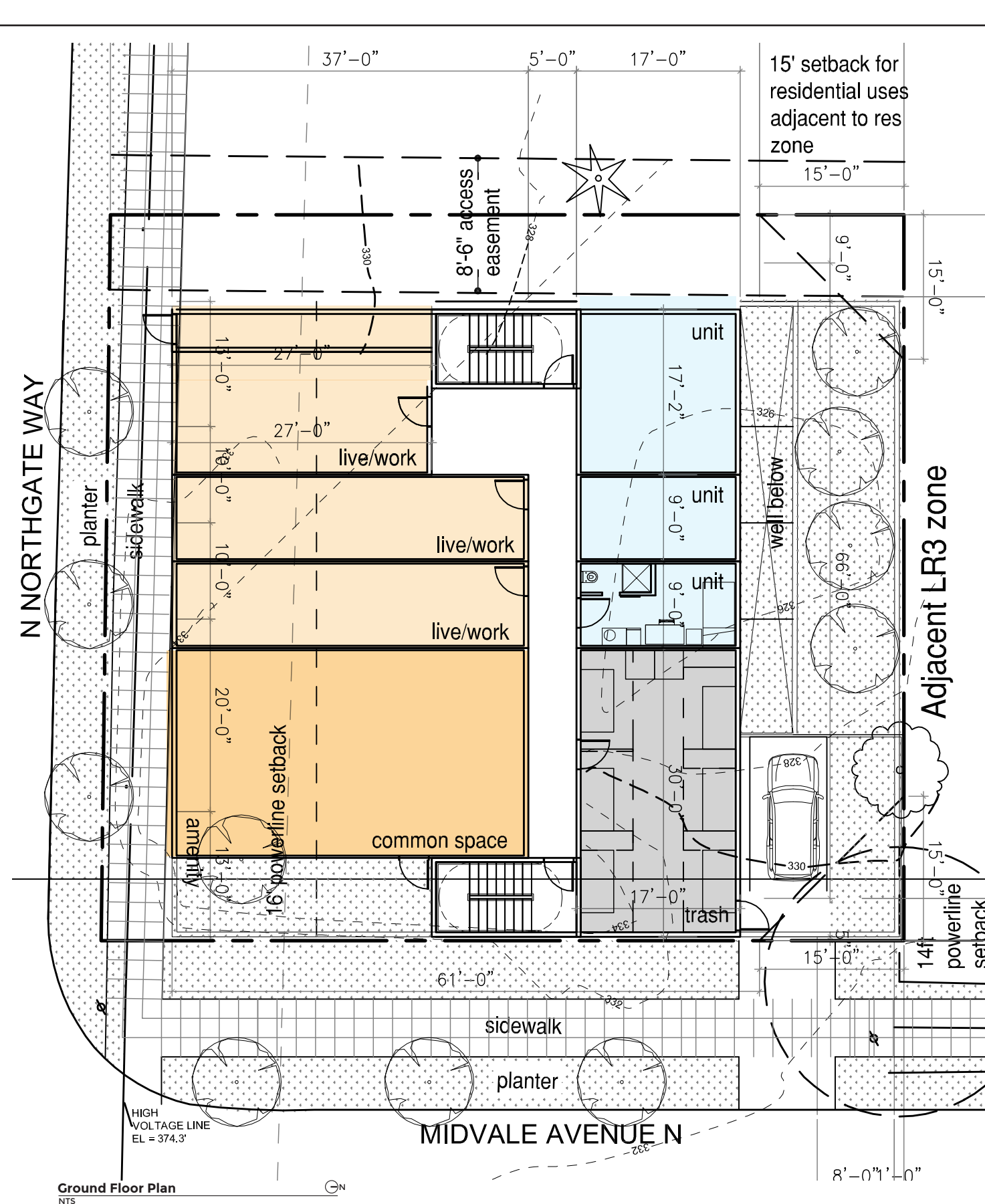
- Strong urban presence along Northgate
- Engages residential street with entry
- Exterior amenity space receives Southern light.
- Privacy for exterior amenity space at corner

Negative

- Little vegetation at the street

Departures

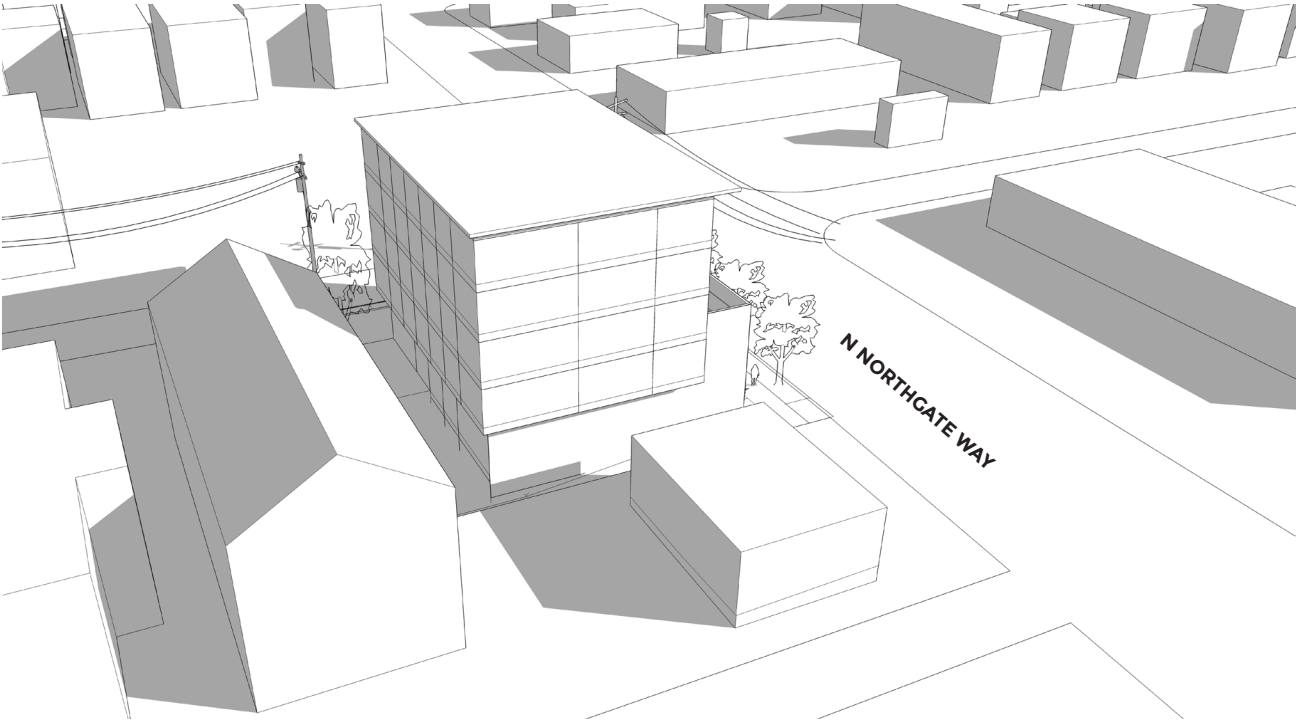
- none



OPTION 3
PREFERRED SCHEME



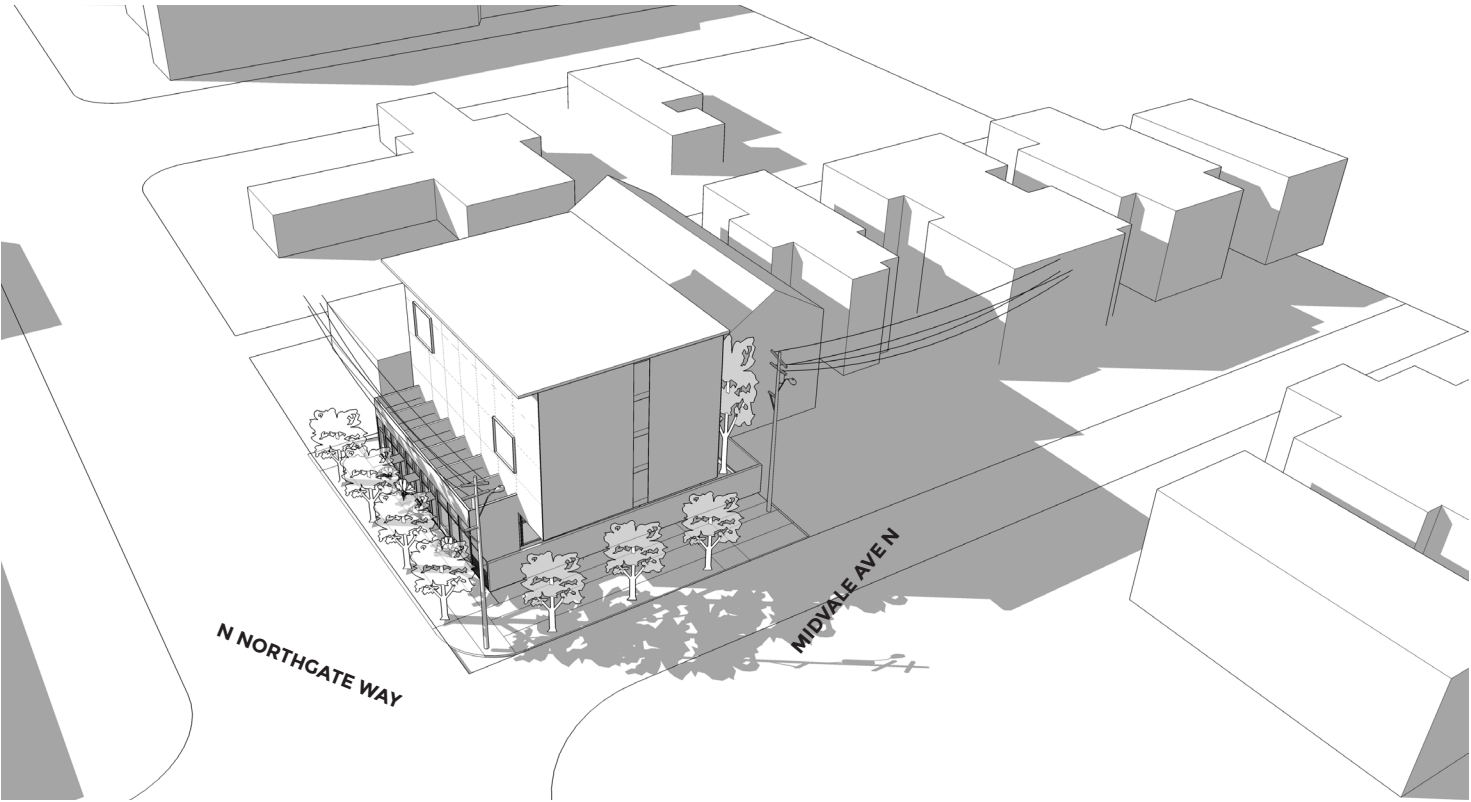
South Elevation - Northgate
NTS



North West Aerial Perspective
NTS

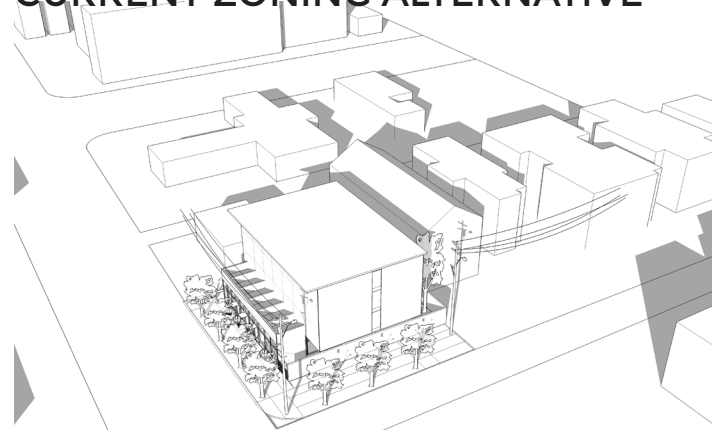


East Elevation - Midvale
NTS



South East Aerial Perspective
NTS

OPTION 4 CURRENT ZONING ALTERNATIVE



48 UNITS and 3 Live Work
Proposed FAR: 14,928 SF
Max FAR: 20,452 SF
Bike: 62

Positive

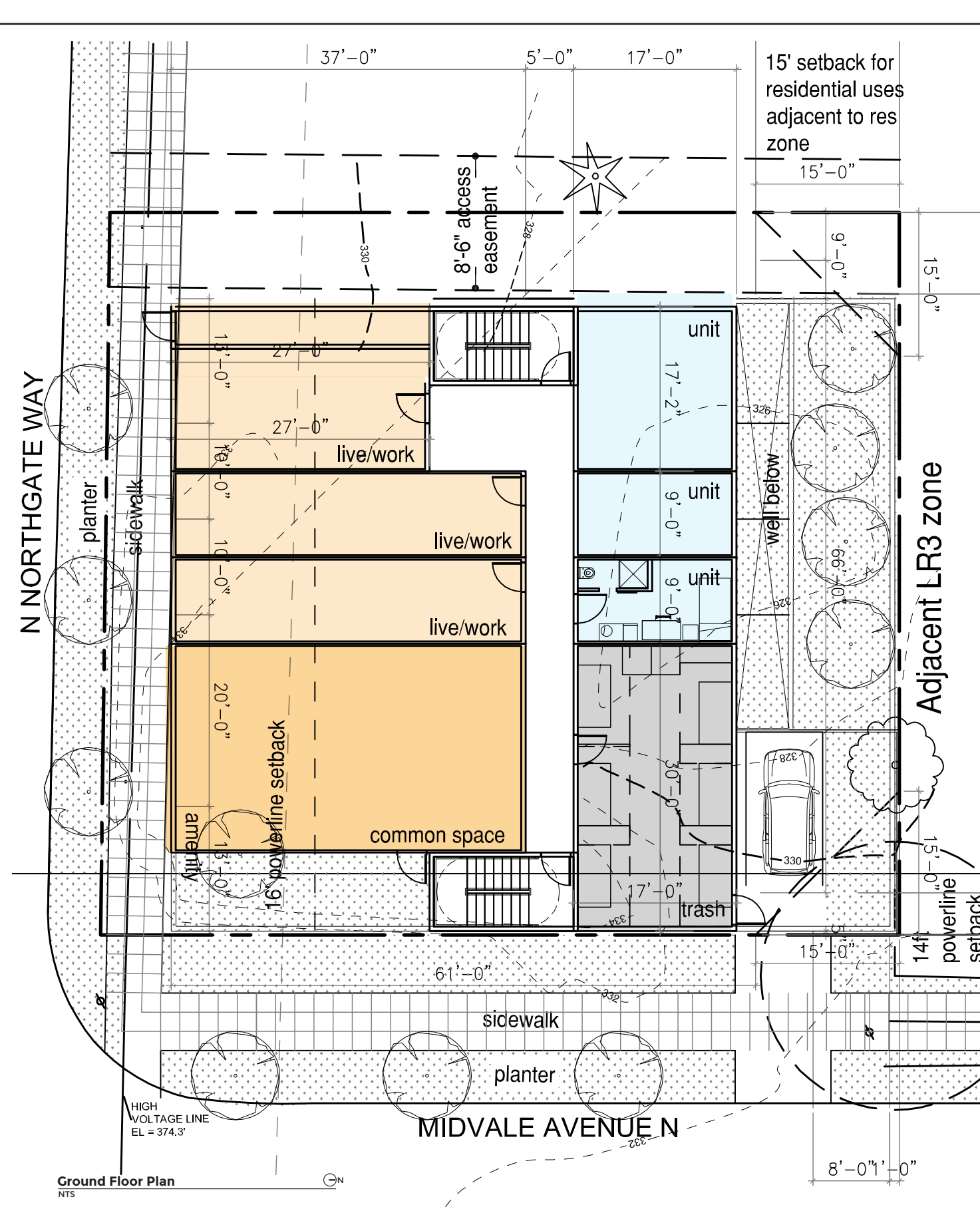
- Strong urban presence along Northgate
- Engages residential street with entry
- Exterior amenity space receives Southern light.
- Privacy for exterior amenity space at corner

Negative

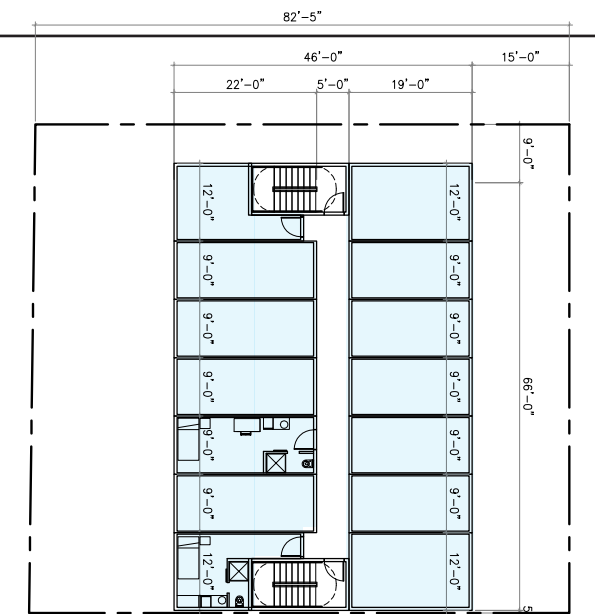
- Little vegetation at the street

Departures

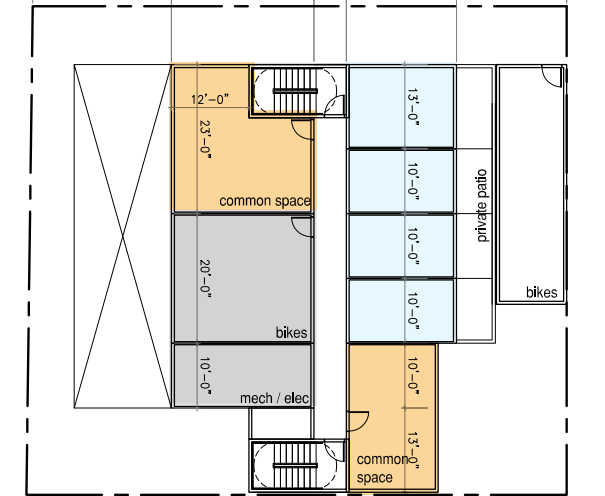
- none



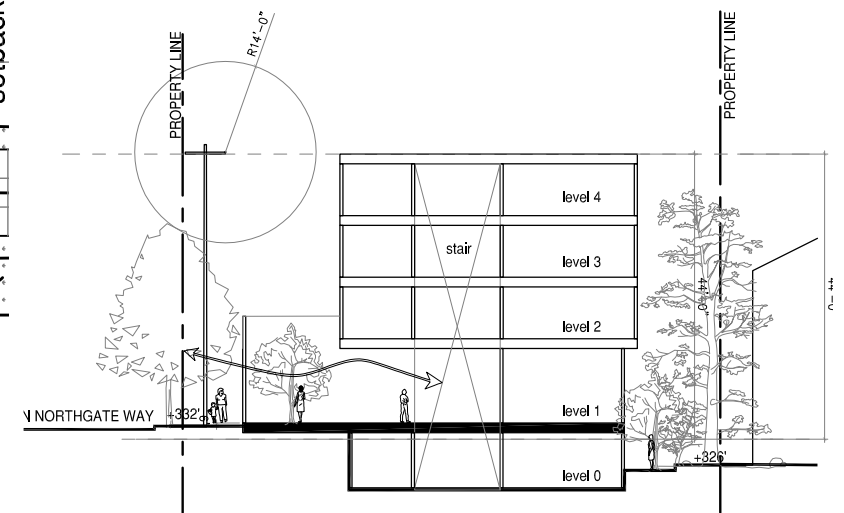
Ground Floor Plan
NTS



Upper Level Plan
NTS



Basement Plan
NTS



Section
NTS

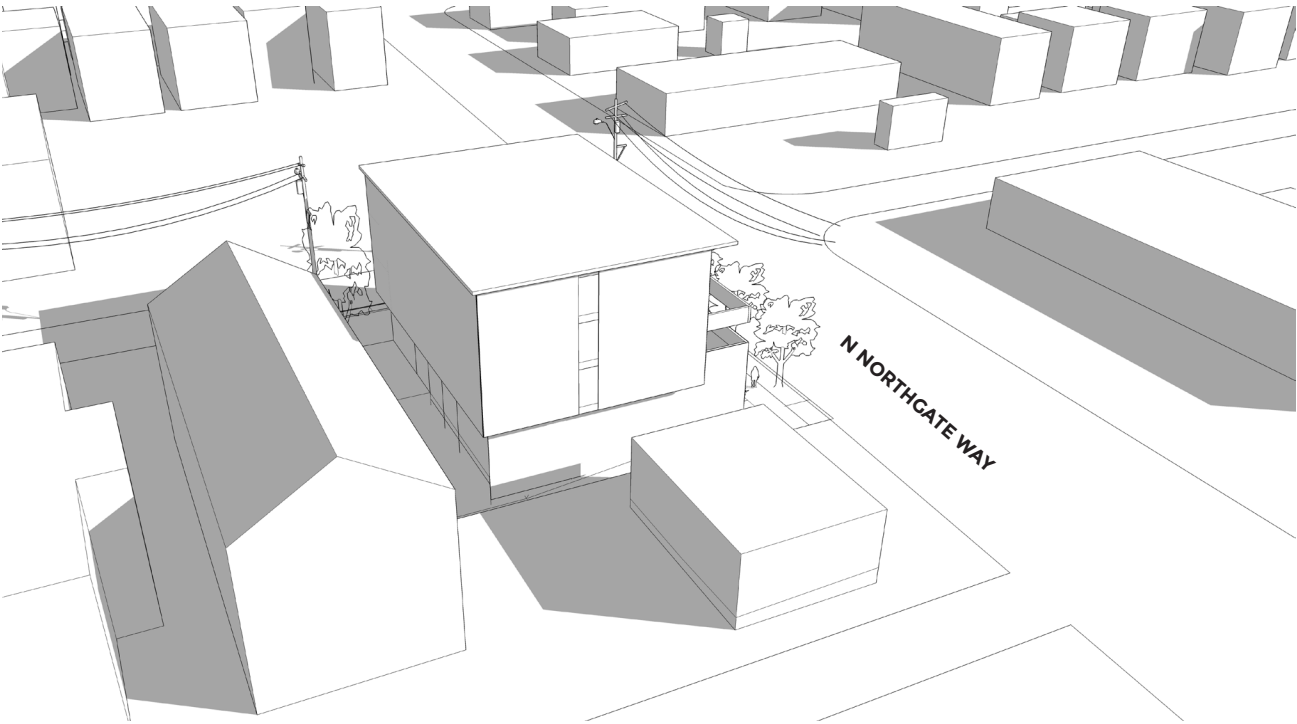
OPTION 4
CURRENT ZONING ALTERNATIVE



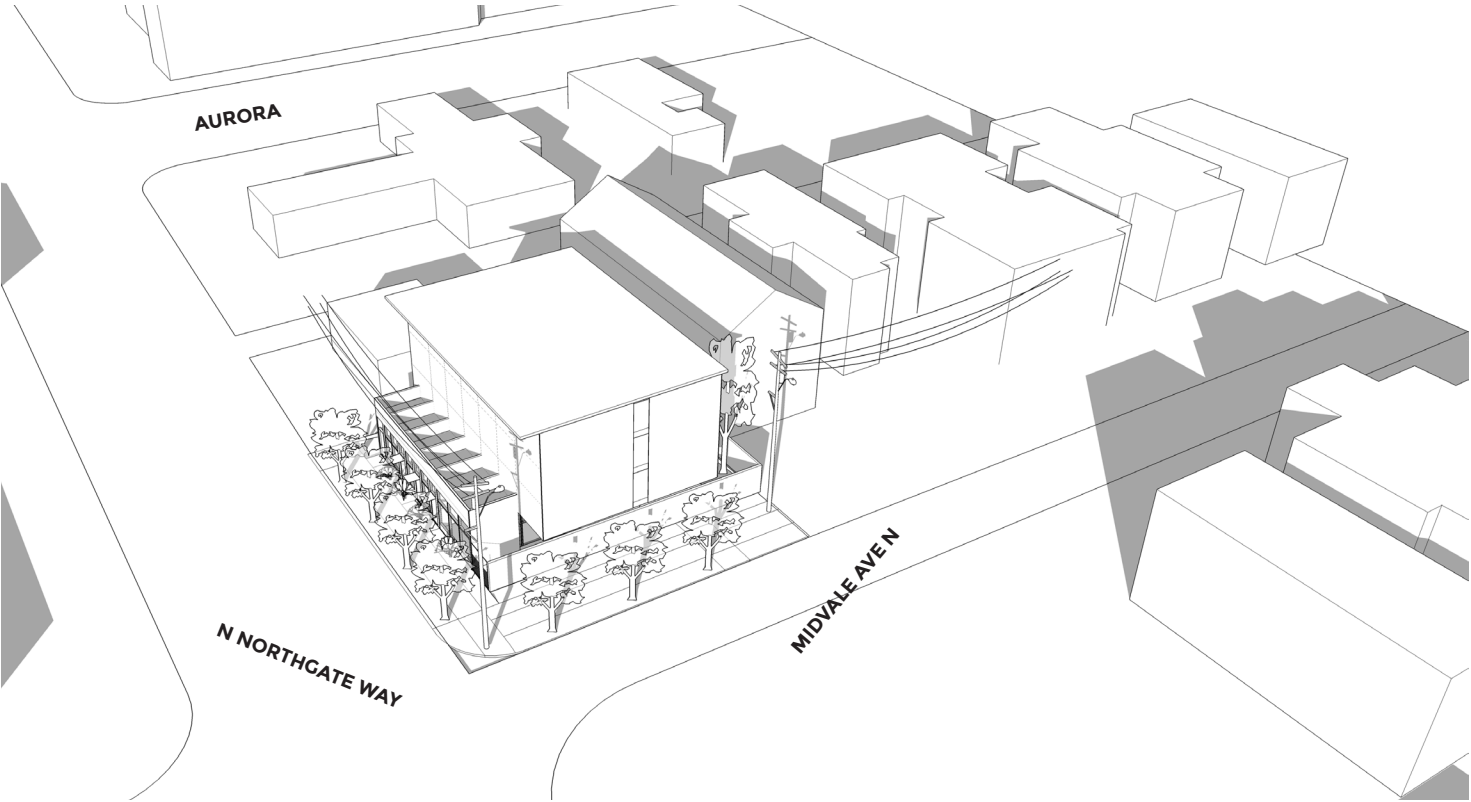
South Elevation - Northgate
NTS



East Elevation - Midvale
NTS



North West Aerial Perspective
NTS



South East Aerial Perspective
NTS

EARLY COMMUNITY OUTREACH

OUTREACH METHODS:

PRINT:
Door to Door distribution of flyer approved by DOM to residences and businesses located within a 500ft radius of the project site.

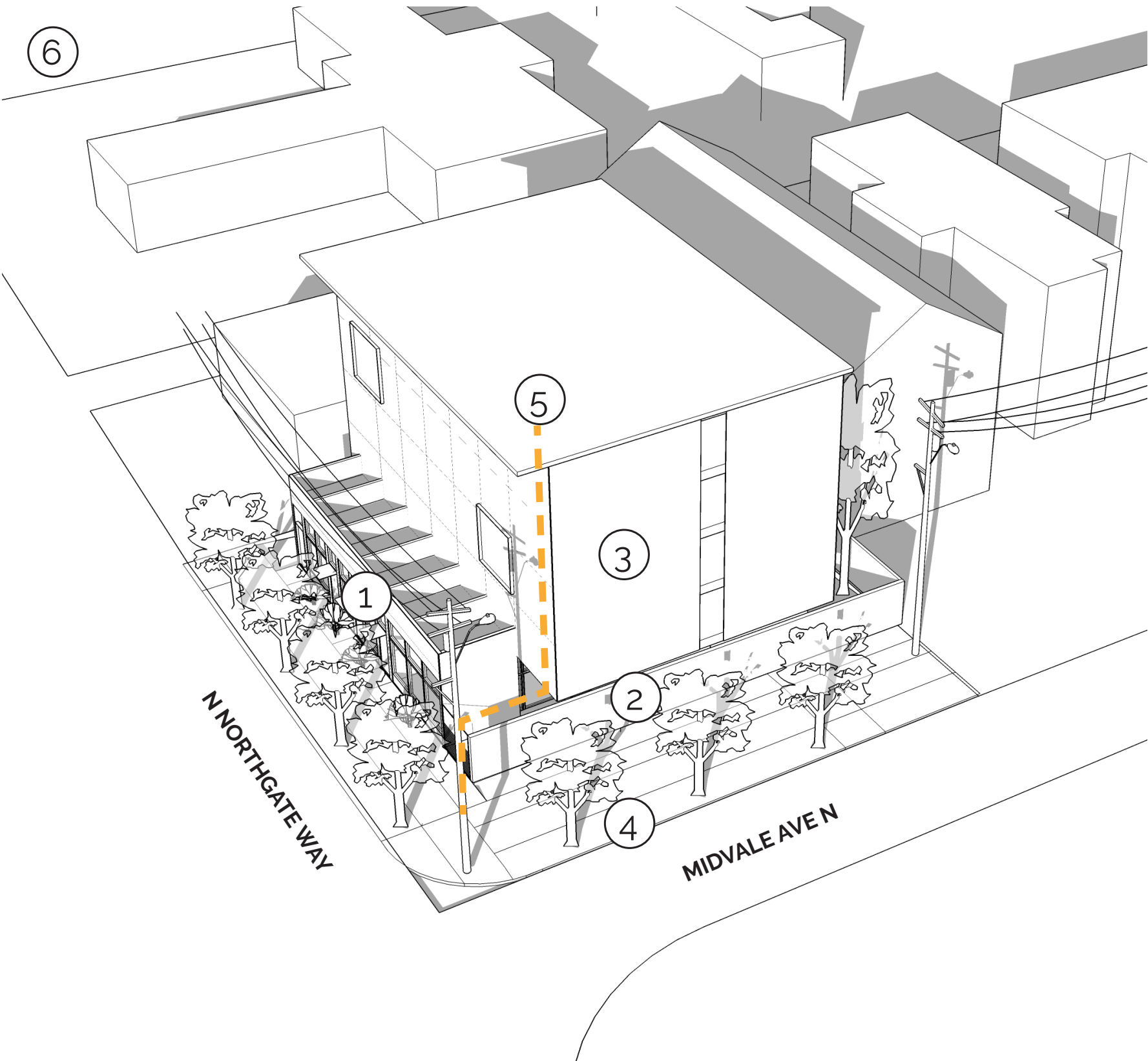
DIGITAL:
Website with basic project information
Online project survey

IN-PERSON:
Focus Group event held at local venue and Site walk with developer and architects.

OUTREACH RESULTS:

The following is a summary of responses received during Early Community Outreach:

PRIORITIES:	→	RESPONSE:
<ul style="list-style-type: none">• New services or amenities like businesses or open space.• Nice looking, includes attractive building materials at the street and environmentally sustainable.• Residential in appearance• Includes parking for tenants• Affordable• Pedestrian friendly		<ul style="list-style-type: none">① Live Work spaces are added along Northgate Way② Along the pedestrian level, brick is proposed. This reflects the material of the single story commercial buildings found along Aurora.③ Residential use at upper levels use residential scale materials<ul style="list-style-type: none">• No parking provided for tenants• Affordable congregate units④ Pedestrian realm in enhanced by landscaping and lighting and activated by active uses - commons space and live work.
CONCERNS	→	RESPONSE
<ul style="list-style-type: none">• That the building will be out of scale or not fit in with the character of the neighborhood.• parking will become more scarce.• affordability• common spaces / landscaping will be uncared for and dirty.		<ul style="list-style-type: none">⑤ At the ground level, the building reflects the single story commercial spaces along Northgate and Aurora. Upper levels are set back from street to reduce the mass.⑥ the project is located within 1 block of the rapid ride bus line and many other buses.<ul style="list-style-type: none">• Congregate units will provide affordable alternative to apartments.• Limited landscaping along the street will prevent build up of litter along sidewalk.



MATERIALITY



New apartment building along Aurora with brick base.



Example: Brick base material



Example: Transparent Gate



Example: Transparent Wall



Example: Articulated durable material



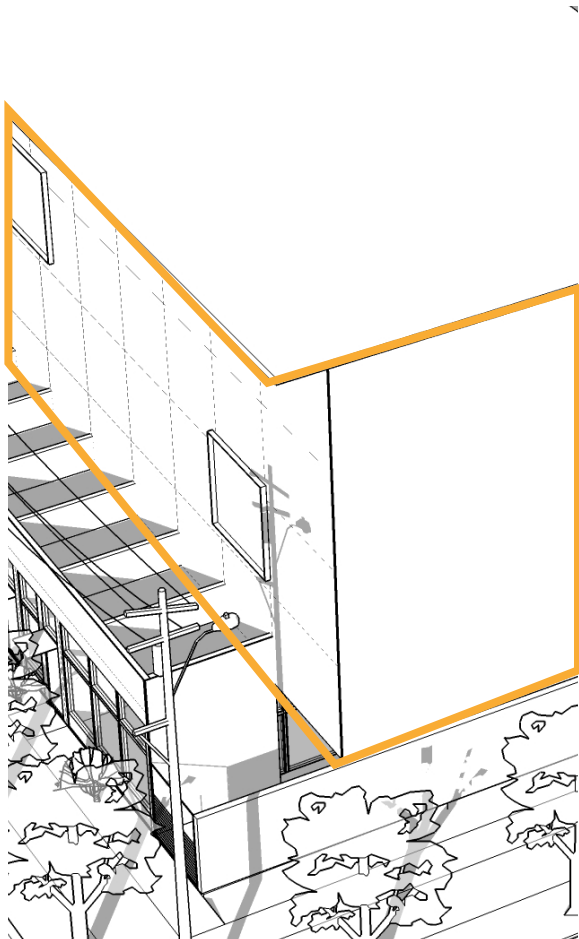
Heavy massing base at Live Work



Transparent gate at entry



Semi Transparent Enclosure at Courtyard



Solid mass with punched openings

ENTRIES & GATES



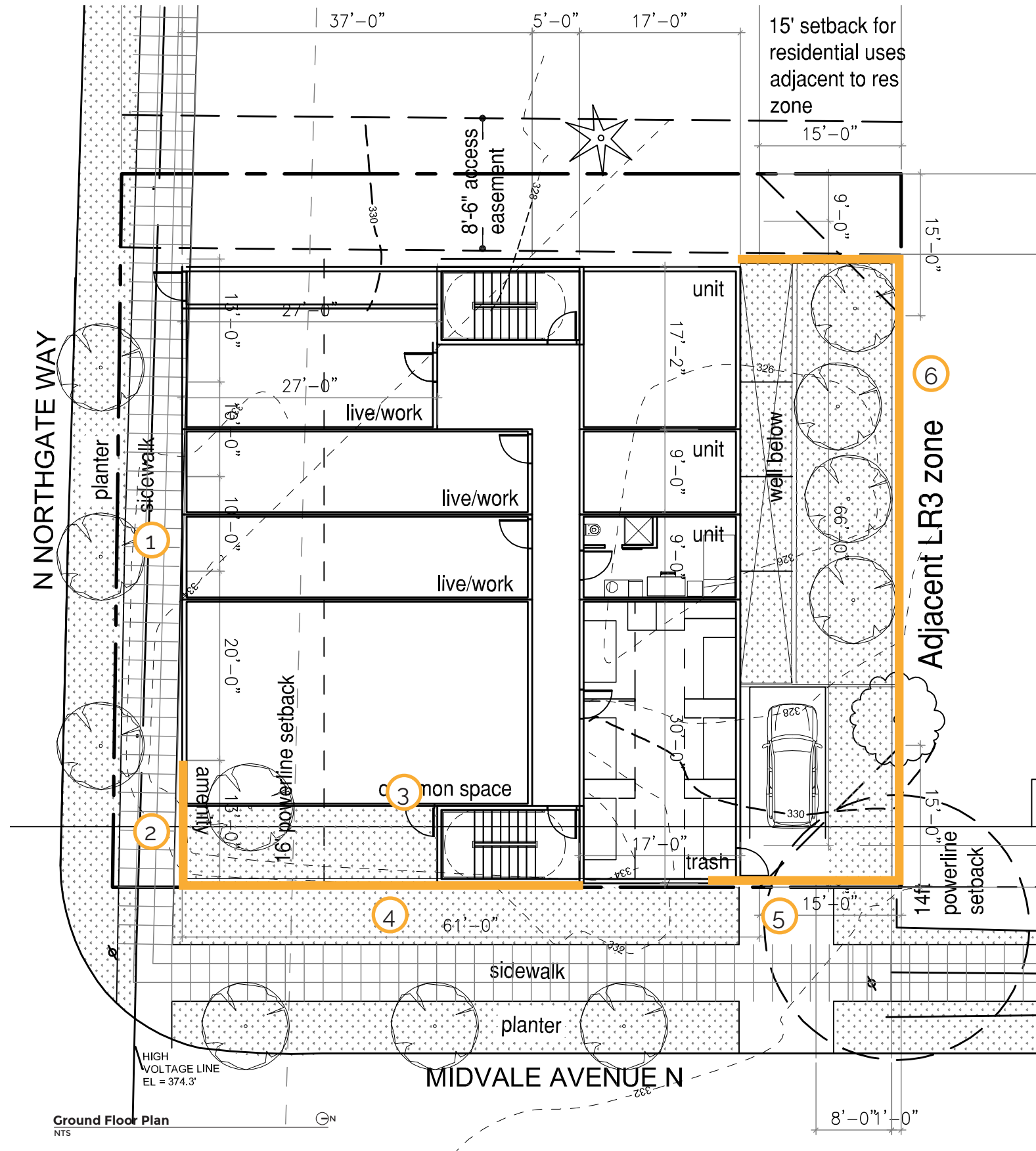
1 LIVE WORK ENTRIES



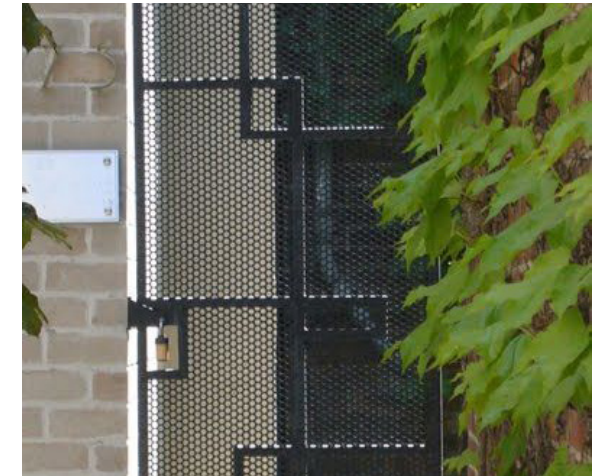
2 ENTRY GATE



3 RESIDENTIAL ENTRY



6 FENCE



5 GATE



4 FENCE

SCHEMATIC LANDSCAPE PLAN

INVERTED COURTYARDS

In order to provide privacy to courtyards that are adjacent to public right of way, courtyards are enclosed with transparent fences to provide a sense of enclosure while allowing light and air. At grade landscape amenity will include fixed seating, loose seating, lighting and planting to enhance the livability and encourage use of the landscaped spaces.



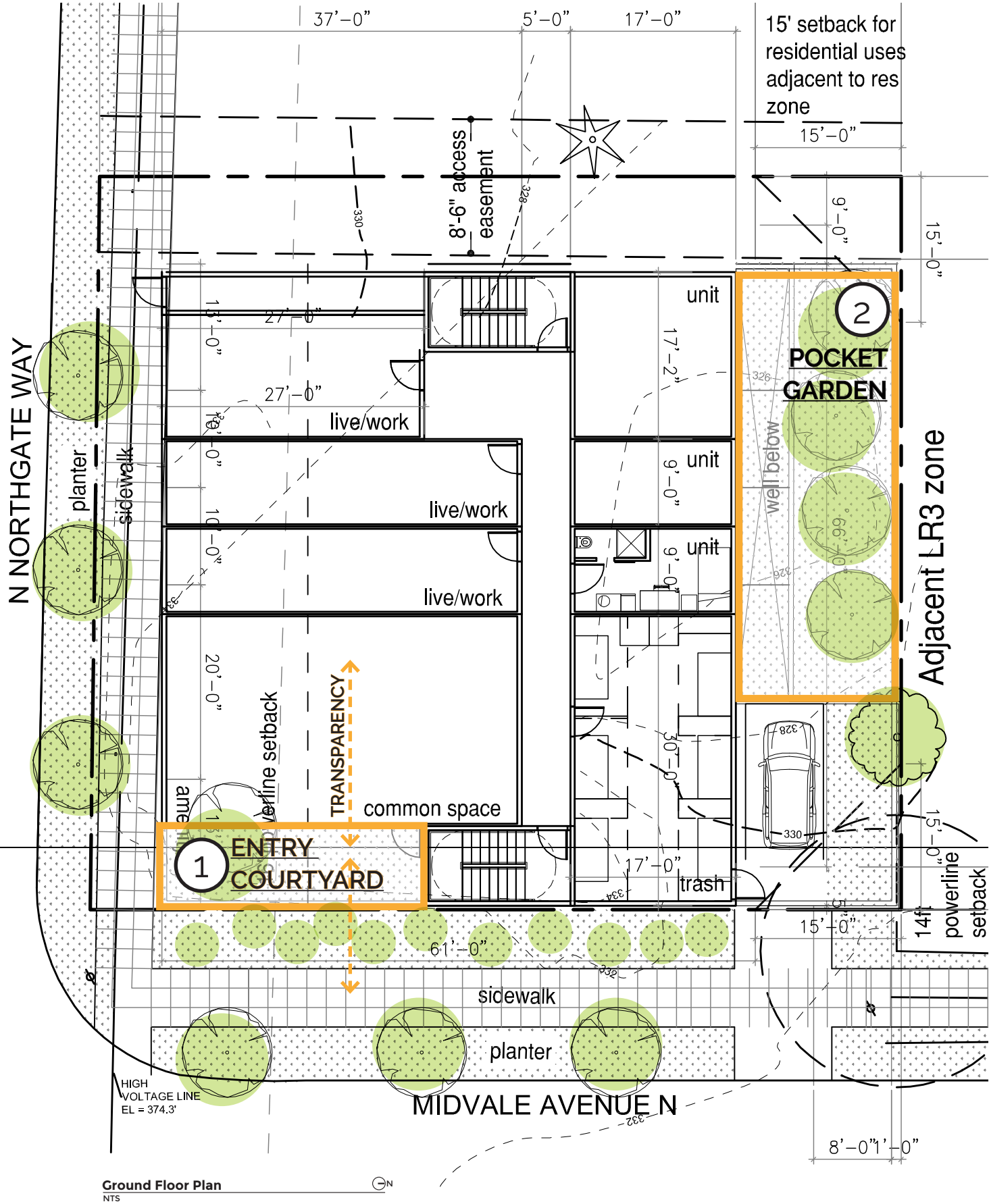
Transparent fencing and potted planting



Pocket Park



Precedent: Enclosed entry Courtyard





Branding logo



Branding and Building Signage
Stand off signage



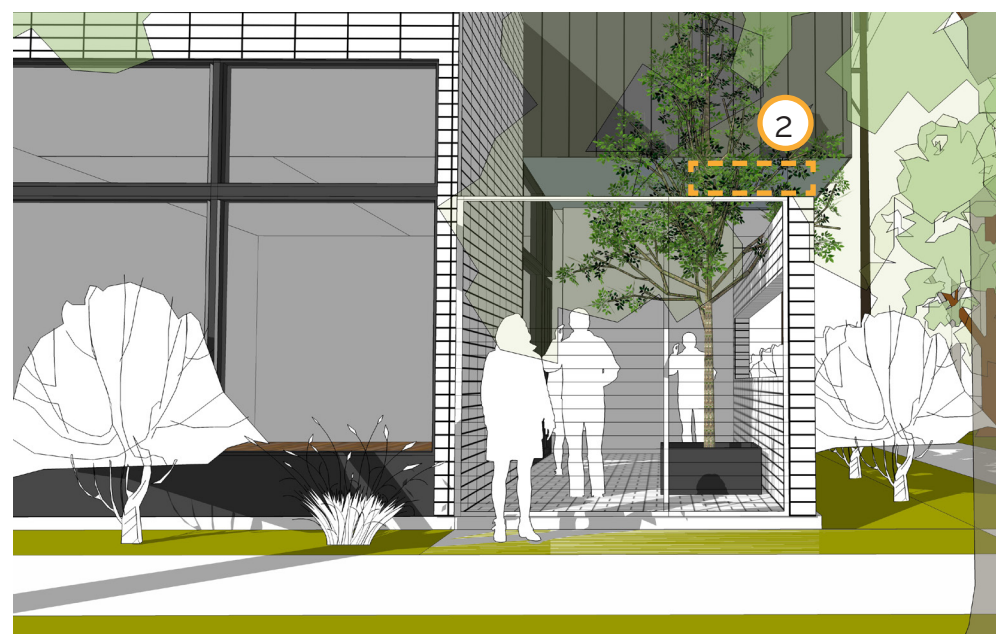
Residential Entry Signage



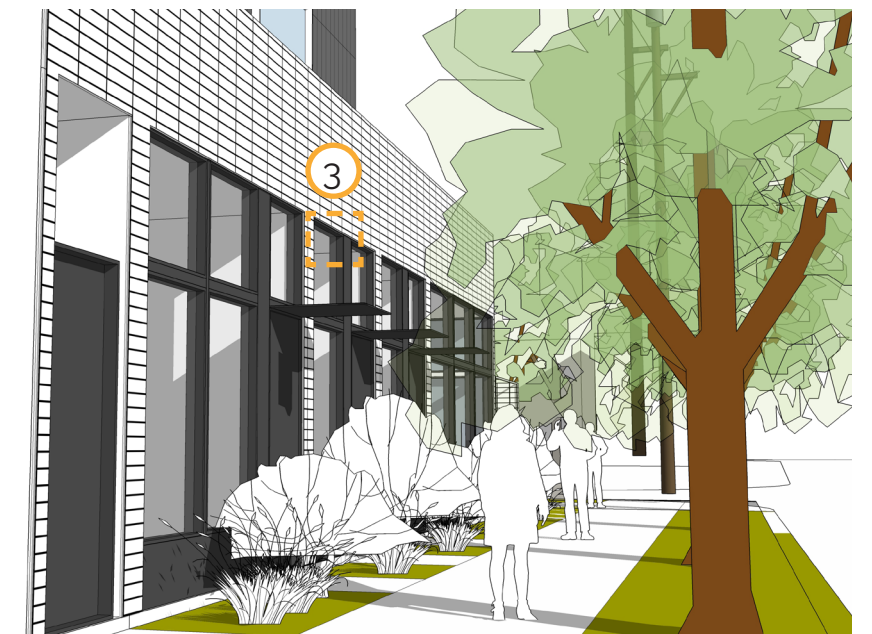
Live-Work: contained signage



1 Building Signage



2 Residential Entry Signage



3 Live Work Signage

Option 1



Option 2



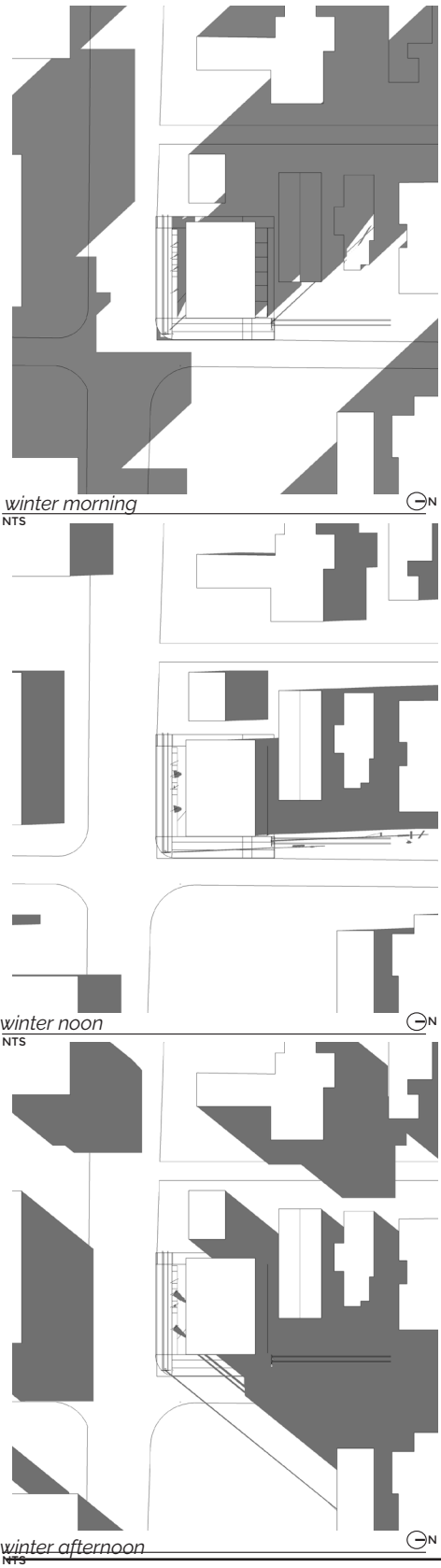
Option 3 (preferred option)



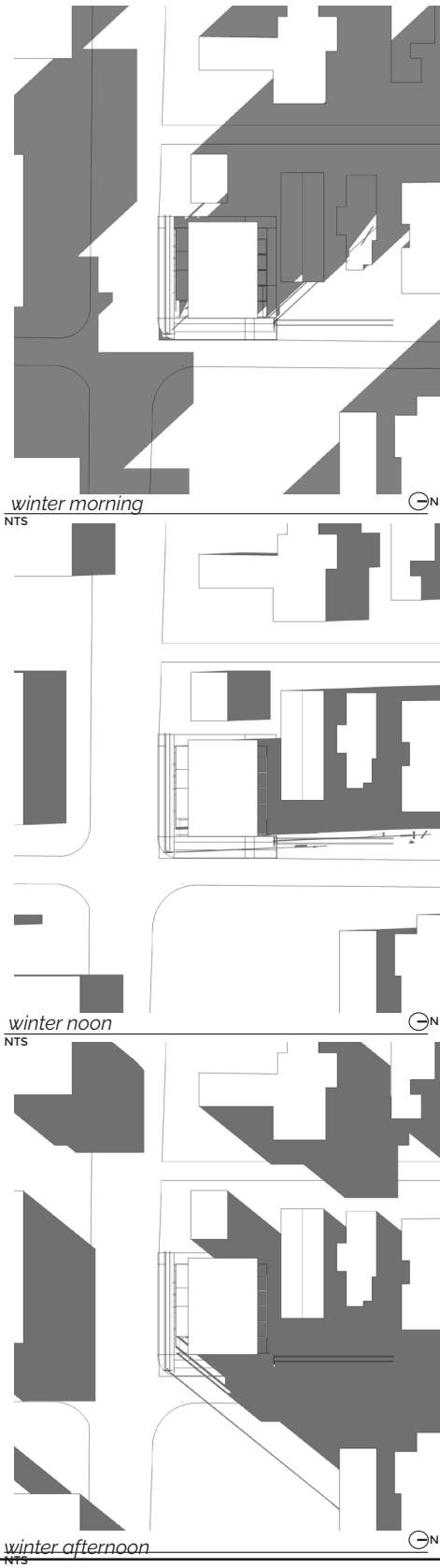
Option 4 (current zoning alternative)



Option 1



Option 2



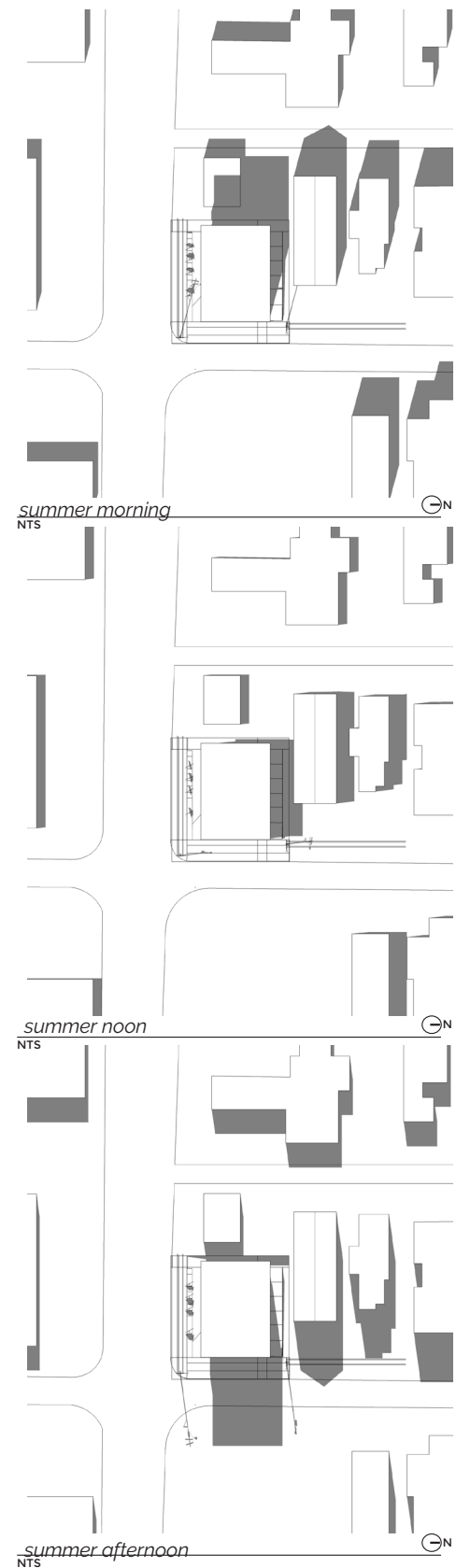
Option 3 (preferred option)



Option 4 (current zoning alternative)



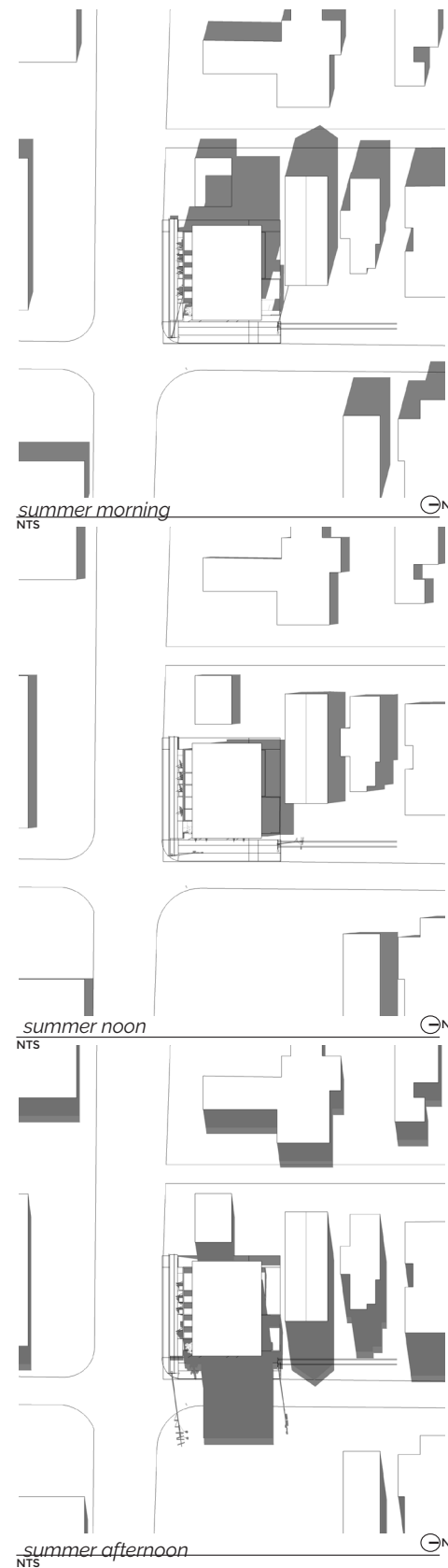
Option 1



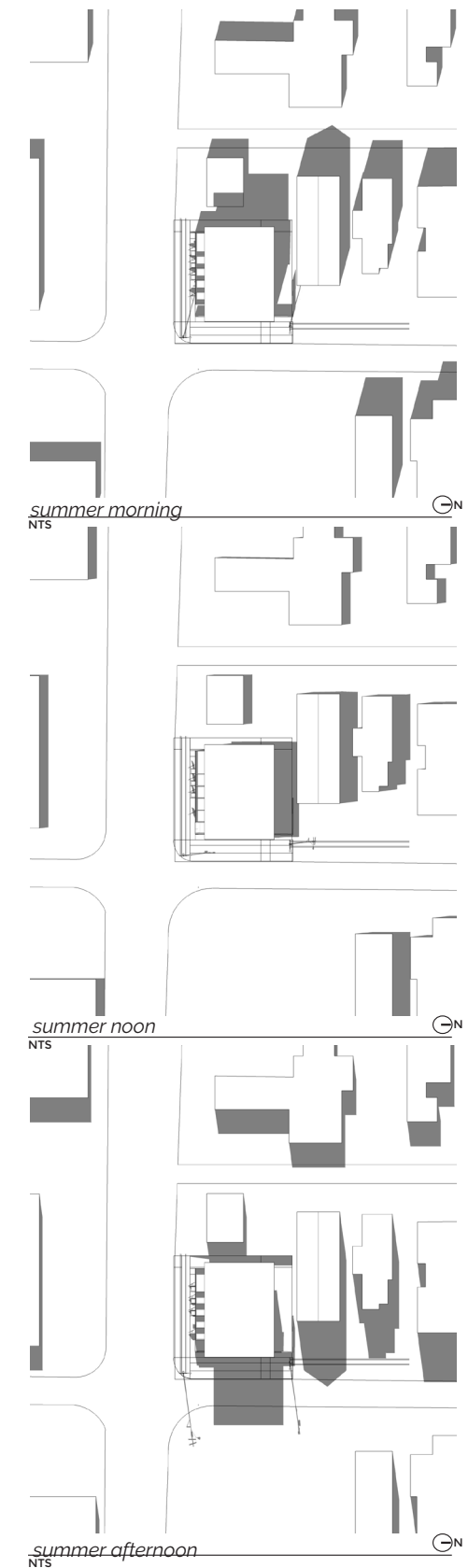
Option 2



Option 3 (preferred option)



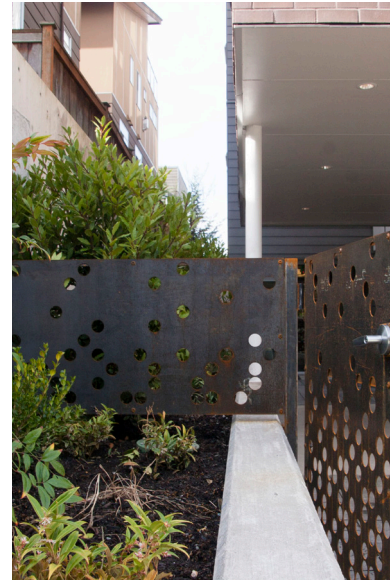
Option 4 (current zoning alternative)



Previous Projects Designed by Hybrid Architecture



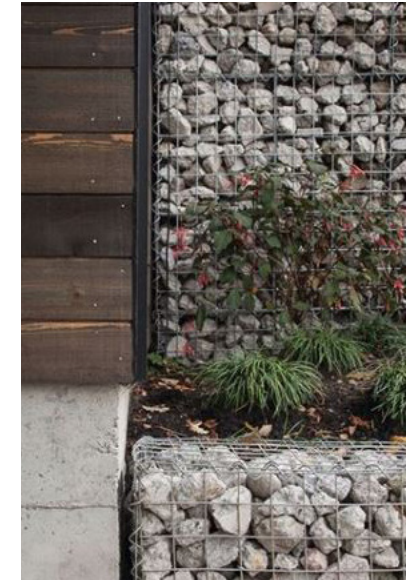
Yesler Exterior Rendering



741 Harvard Entry Gate & Planter



Yesler Courtyard Rendering



Integration of Gabion walls, concrete, cedar siding



Redwood Apartments



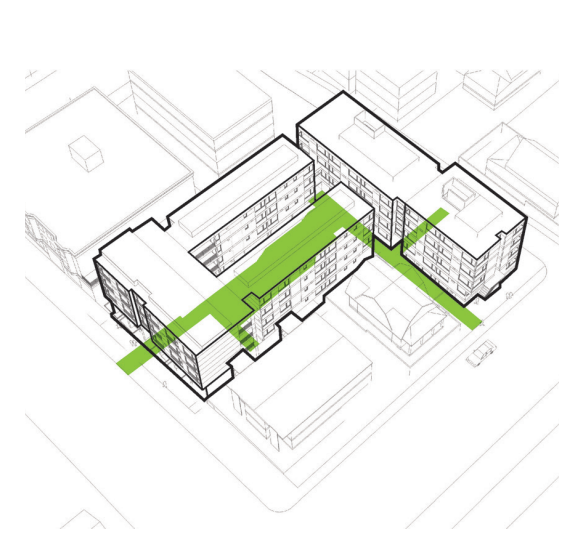
Killebrew Apartments



Redwood Apartments Section



Main Entry at Redwood Apartments

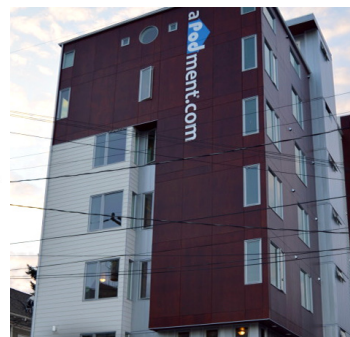


Yesler Courtyard Diagram

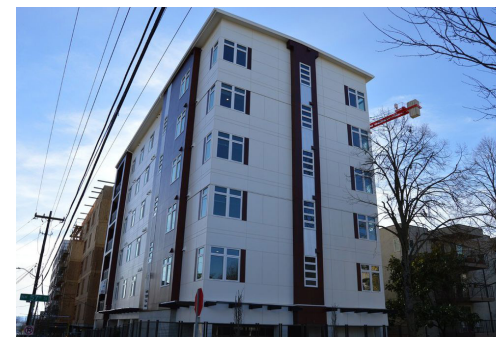
Architect:
Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
www.hybridarc.com | 206.267.9277

Owner:
Calhoun Properties
P.O. Box 95558, Seattle, WA 98145
206.801-3570

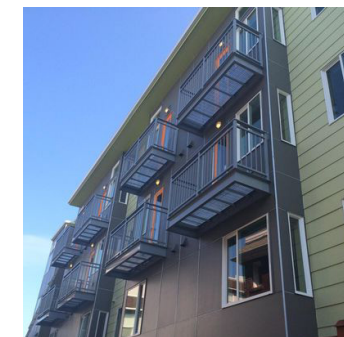
Previous Projects Built
by Calhoun Properties



Calhoun - Fiora aPodments® - Ballard



Calhoun - Riano aPodments® - Ballard



Calhoun - Positano aPodments® - Ballard



Calhoun - Morino aPodments® - UW